



25131

Aspen #01035937  
WARRANTY DEED

Vol. 91 Page 1492

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Robert Glenn PhillipsP.O. Box 2000  
Paso Robles, CA. 93447UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

PAULA ANN RUDELL, hereinafter called GRANTOR(S), convey(s) to  
ROBERT GLENN PHILLIPS and DEE PHILLIPS, husband and wife,  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT 'A' ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except: 1) Regulations,  
including levies, liens and utility assessments of the City of  
Klamath Falls. 2) Conditions, restrictions as shown on the  
recorded plat of First Addition to the City of Klamath Falls.  
3) Easement for utilities over and across the premises formerly  
included within the boundaries of a portion of Rose Street, now  
vacated, if any such exist. 4) Contract, including the terms  
and provisions thereof, recorded August 4, 1986 in Book M-86,  
page 13737 (in which Vendee's interest was assigned by  
instrument recorded June 6, 1989 in Book M-89, page 10016), in  
favor of The State of Oregon by and through the Director of  
Veterans' Affairs, which Contract the Grantees herein agree to  
assume and pay according to the terms contained therein.,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$59,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 9th day of January, 1991.

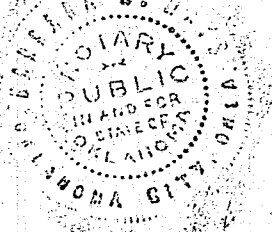
Paula Ann Rudell  
PAULA ANN RUDELL

STATE OF OKLAHOMA, County of Oklahoma ss.

On January 14, 1991, personally appeared the above-named  
Paula Ann Rudell and acknowledged the foregoing instrument to be  
her voluntary act and deed.

Before me: Bark Days  
Notary Public for Oklahoma

My Commission Expires: 1-27-92



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EXHIBIT "A"

1493

The Northeasterly 16 feet of Lot 8, and all of Lot 9, Block 6, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

TOGETHER WITH the portion of vacated Rose Street shown in Ordinance of City of Klamath Falls, Oregon, recorded in Book 88 at Page 521, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to City of Klamath Falls, for street purposes as described in deed recorded in Book 79 at Page 128, Deed Records of Klamath County, Oregon.

CODE 1 MAP 3809-29CD TL 5800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day of Jan. A.D., 19 91 at 9:32 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 1492.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mueller

