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ATC 36341

28417



TITLE & ESCROW, INC.

Vol. 91 Page 7243

WARRANTY DEED (INDIVIDUAL)

JAMES GLENN PHILLIPS and SUSAN NORA PHILLIPS, husband and wife
convey(s) to ARTHUR L. EVANS and CYNTHIA L. EVANS, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:

all that real property situated in the
Lot 2, Block 3, WEST HILLS HOMES, in the County of Klamath, State of Oregon.
CODE 4 MAP 3909-5BC TL 2300

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of West Hills Homes.
2. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: April 25, 1962

Book: 329

Page: 91

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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
SEE ABOVE
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 \$ 70,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

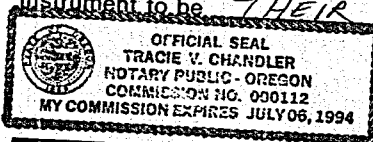
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 22nd day of April, 1991.

James Glenn Phillips
Susan Nora Phillips

STATE OF OREGON, County of Klamath, ss.
4-22, 1991.

Personally appeared the above named
AND SUSAN NORA PHILLIPS
instrument to be THEIR voluntary act and deed.

JAMES GLENN PHILLIPS
and acknowledged the foregoing



Before me

Tracie V. Chandler
Notary Public for Oregon
My Commission Expires 7-6-94

James Glenn & Susan Nora Phillips
18305 E. Martin Way NE #160
Olympia WA 98506-5769
GRANTOR'S NAME AND ADDRESS
Arthur L. & Cynthia L. Evans
2411 Redwood Dr.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal
950 Main St.
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
was received for record on the 22nd day
of April, 1991,
at 11:53 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 7243 or as document/fee/file/
instrument/microfilm No. 28417,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

EVELYN BIEHN, County Clerk
NAME TITLE

By Bernetha A. Lelach Deputy
NAME

Fee \$28.00

FORM 685-2.5M

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