



WARRANTY DEED

AFTER RECORDING RETURN TO:
DAVID A. BALTAZOR
318 Riverside Drive
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WALTER F. PHILLIPS and VIRGINIA M. PHILLIPS, husband and wife,
hereinafter called GRANTOR(S), convey(s) to DAVID A. BALTAZOR,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 4 and 5, Block 7, RAINBOW PARK ON THE WILLIAMSON, in the
County of Klamath, State of Oregon, TOGETHER WITH an undivided
2/68th interest in Lots 4 and 5, Block 1, RAINBOW PARK ON THE
WILLIAMSON.

CODE 145 MAP 3407-22CA TL 400
CODE 146 MAP 3407-22CC TL 1400

CODE 145 MAP 3407-22CC TL 1300

"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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record.

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
\$12,500.00.

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 May 1991

WALTER F. PHILLIPS

VIRGINIA M. PHILLIPS

STATE OF OREGON, County of Klamath)ss.

May 9, 1991

Personally appeared the above named WALTER F. PHILLIPS and
VIRGINIA M. PHILLIPS, and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: Charlotte Flores
Notary Public for Oregon
My Commission Expires: September 20, 1993

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title co.

on this 10th day of May A.D., 19 91
at 10:59 o'clock A M. and duly recorded
in Vol. M91 of Deeds Page 8831

Evelyn Biehn County Clerk

By Pauline Muelandore

Deputy.

Fee, \$28.00



MAY 10 AM 10 59

AKS