

#01037617  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
BRYANT E. PHILLIPS  
BARBARA W. TAYLOR  
7937 ALLOTT AVENUE  
VAN NUYS, CA. 91402

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

RANDALL E. YATES and CATHERINE A. YATES, husband and wife  
hereinafter called GRANTOR(S), convey(s) to BRYANT E. PHILLIPS  
and BARBARA W. TAYLOR, not as tenants in common, but with full  
rights of survivorship, 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 covenants, conditions,  
restrictions, reservations, rights, rights of way and  
easements of record, if any, and apparent upon the land,

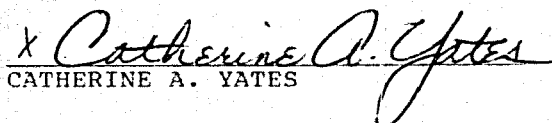
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$10,500.00.

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

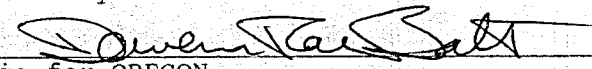
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of October, 1991.

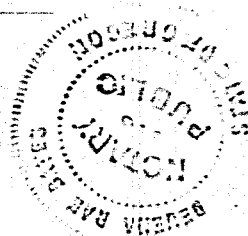
  
RANDALL E. YATES

x   
CATHERINE A. YATES

STATE OF OREGON, County of Morrow )ss.

ON Oct 10, 1991, personally appeared RANDALL E. YATES and  
CATHERINE A. YATES and acknowledged the foregoing instrument to  
be THEIR voluntary act and deed.

Before me:   
Notary Public for OREGON  
My Commission Expires: 9-13-92



'91 OCT 15 PM 3 32

Lot 5, Block 12, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

LESS the Northwesterly 73 feet described as follows:

Beginning at the Southwest corner of Lot 4, Block 12, said point being on the Easterly boundary of Ponderosa Lane; thence following said Easterly boundary in a Southeasterly direction 73 feet; thence Northeasterly on a line parallel to the South boundary of said Lot 4 to the Southwest boundary of Lot 2, Block 12; thence following said Southwest boundary in a Northwesterly direction to the Southeast corner of Lot 4, Block 12; thence Southwesterly along said Southerly boundary of Lot 4 to the point of beginning.

CODE 96 MAP 3907-25CO TL 7900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day  
of Oct. A.D., 19 91 at 3:32 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 21580.

Evelyn Biehn County Clerk

By Pauline Mulindore

FEE \$33.00