

#01037618
WARRANTY DEED

AFTER RECORDING RETURN TO:
Mr. and Mrs. Scott A. Underwood
821 Mt. Whitney
Klamath Falls, OR. 97601

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

ROBERT GLENN PHILLIPS aka R.G. PHILLIPS, and DEE PHILLIPS,
husband and wife, hereinafter called GRANTOR(S), convey(s) to
SCOTT A. UNDERWOOD and SANDY M. UNDERWOOD, 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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent upon the land and
Contract, including the terms and provisions thereof, dated
August 4, 1986 and recorded August 4, 1986 in Book M-86, page
13737 in favor of The State of Oregon, represented and acting 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 Trust Deed, including the terms and
provisions thereof, dated January 9, 1991 and recorded January
24, 1991, in favor of Paula Ann Rudell (and subsequently
assigned to The Trust Company of Oklahoma, TTEE of the Paul
Rudell Rev. Trust dtd 10-31-88 by instrument recorded October
11, 1991, in Book M-91, page 21414, which Trust Deed 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
\$60,950.00.

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 3rd day of December, 1991.

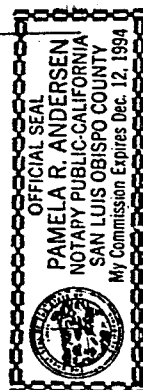
X Robert Glenn Phillips
ROBERT GLENN PHILLIPS

X Dee Phillips
DEE PHILLIPS

STATE OF CALIFORNIA, County of San Luis Obispo) ss.

On this 13th day of December, 1991, personally appeared ROBERT
GLENN PHILLIPS (aka R.C. PHILLIPS) and DEE PHILLIPS and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Pamela R. Andersen
Notary Public for California
My Commission Expires: 12-12-94



27088

EXHIBIT "A"

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 30th day
of Dec. A.D., 19 91 at 10:54 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 27087.

Evelyn Biehn . County Clerk

By *Quentin M. Lindstrom*

FEE \$33.00