

#01038253
WARRANTY DEED

AFTER RECORDING RETURN TO:
RUSSELL MC ELHANEY
C. DAWN MC ELHANEY
2027 Wantland
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 RUSSELL MC ELHANEY
and C. DAWN MC ELHANEY, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 6, Block 5, RAINBOW PARK ON THE WILLIAMSON, in the County of
Klamath, State of Oregon, TOGETHER WITH an undivided 1/68th
interest in Lots 4 and 5, Block 1 of said addition.

Code 146 Map 3407-22CD Tax Lot 700.

"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." *R.M. Com*

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 on 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
\$6,000.00.

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 6th day of April, 1992.

Walter F. Phillips
WALTER F. PHILLIPS

Virginia M. Phillips
VIRGINIA M. PHILLIPS

STATE OF OREGON, County of Klamath)ss.

On April 7, 1992, 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: *Carlene E. Aldington*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 8th day
of April A.D. 19 92 at 10:39 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 7325.

FEE \$30.00

Evelyn Biehn County Clerk

By *Carlene E. Aldington*