

45783 MTC# 27315-NM

WARRANTY DEED

Vol. 92 Page 12273

KNOW ALL MEN BY THESE PRESENTS, That

DAVID A. VICK and REBECCA L. SLEMBROUCK-VICK, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. PHELAN, III, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lots 5 and 6 in Block 1 of HOYT'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon TOGETHER WITH that portion of the vacated alley which inured thereto.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of May, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath) ss.
May, 30, 19 92

David A. Vick
DAVID A. VICK
Rebecca L. Slembruck-Vick
REBECCA L. SLEMBROUCK-VICK

Personally appeared the above named _____
DAVID A. VICK
REBECCA L. SLEMBROUCK-VICK

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me: Gloria A. Say
Notary Public for Oregon
My commission expires: _____

Gloria A. Say
GLORIA A. SAY
NOTARY PUBLIC-OREGON
My Commission Expires 6-29-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

DAVID A. VICK and REBECCA L. SLEMBROUCK-VICK
6492 NW 17TH ST.
TERREBONNE, OR 97760

GRANTOR'S NAME AND ADDRESS
JAMES L. PHELAN and III
P.O. BOX 811
ROUGH AND READY, CA 95975

GRANTEE'S NAME AND ADDRESS
JAMES L. PHELAN and III
P.O. BOX 811
ROUGH AND READY, CA 95975
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

JAMES L. PHELAN and III
P.O. BOX 811
ROUGH AND READY, CA 95975
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath
I certify that the within instrument was received for record on the 5th day of June, 19 92, at 3:05 o'clock P M., and recorded in book M92 on page 12273 or as file/reel number 45783.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deborah M. Nishley Deputy

Fee \$30.00