

60451



Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. 1993 Page 8746

WILLIAM A. VANDER WALL

convey(s) to THE PHILLIPS FAMILY REVOCABLE LIVING TRUST, hereinafter called grantor,
 County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 18, Block 306, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in
 the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DD TL 7800

"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 DEPART-
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
 NING 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, reservations, restrictions, rights, rights of way
and easements of record, if any, and those 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 \$ 39,000.00 112,000.00. However, the actual con-
 sideration consists of or includes other property or value given or promised which is / the whole / consideration
 (indicate which / delete between symbols / if not applicable / See ORS 93.030)
 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 22nd day of April,
 1993.

William A. Vander Wall
 William A. Vander Wall

STATE OF Illinois OREGON, County of Do PAGE)ss.
April 22, 1993.

Personally appeared the above named William A. Vander Wall

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

"OFFICIAL SEAL"

ANGELINE K. SIMONINI

Notary Public, State of Illinois

My Commission Expires 11-20-94

Before me:

Angeline K. Simonini
 Notary Public for H.F. Grant Square
 My Commission Expires: 11-20-94

William A. Vander Wall

GRANTOR'S NAME AND ADDRESS

The Phillips Family Revocable Living Trust
 1415 N. Eldorado Ave.
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
 was received for record on the 23rd day
 of April, 1993,
 at 3:26 o'clock P M., and recorded
 in book/reel/volume No. M93 on
 page 8746 or as document/fee/file/
 instrument/microfilm No. 60451,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Deanne Nicolson Deputy

FEE: \$30.00