

63349

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Donald W Phelps

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald W Phelps And/or ANITA F Phelps
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 20 BLOCK 33 KLAMATH FALL'S FOREST ESTATES
 HIGHWAY 66 Unit PLAT No 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$4500.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols®, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 21 day of June, 1993, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

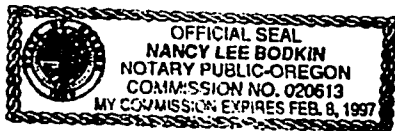
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on June 21, 1993by Donald W. Phelps

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____,



Nancy Lee Bodkin
 Notary Public for Oregon

My commission expires 2/8/97

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Donald W. Phelps
13040 2nd St #107
Yuba, CA 92399

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same As Above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of June, 1993, at 10:40 o'clock A.M., and recorded in book/reel/volume No. M93 on page 14579 and/or as fee/file/instrument/microfilm/reception No. 63349, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME TITLE
Pauline M. Mendenhall Deputy.

Fee \$30.00