

63617

WARRANTY DEED

MTC 29973-LIK

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. SCHAD and SHIRLEY J. SCHAD, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY DAVID PHILLIPS, 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:

The Southwesterly 30 feet of Lot 38 and the Northeasterly 70 feet of Lot 39 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$ 65,000.00

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 23rd day of June, 19 93; 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.
June 23rd, 19 93

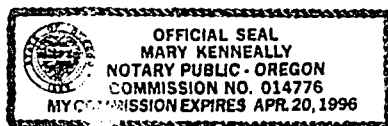
David E. Schad
DAVID E. SCHAD
Shirley J. Schad
SHIRLEY J. SCHAD

Personally appeared the above named _____
DAVID E. SCHAD
SHIRLEY J. SCHAD

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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 _____ (SEAL)
My commission expires: _____

DAVID E. SCHAD and SHIRLEY J. SCHAD
P.O. BOX 673
OAKRIDGE, OR 97463

GRANTOR'S NAME AND ADDRESS
ANTHONY DAVID PHILLIPS
6324 JUNIPER WAY
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
ANTHONY DAVID PHILLIPS
6324 JUNIPER WAY
KLAMATH FALLS, OR 97603

NAME ADDRESS ZIP
ANTHONY DAVID PHILLIPS
6324 JUNIPER WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 19 93, at 9:09 o'clock A M., and recorded in book M93 on page 15069 or as file/reel number 63617.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Debra M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY