

th the rights of survivorship  
hereinafter stated, to grantor paid by WAYNE E. PHILLIPS and  
HIS FAMILY REVOCABLE LIVING TRUST hereinafter called  
unto the said grantor and grantee's heirs, successors and assigns,  
ments or appurtenances thereunto belonging or appertaining,  
State of Oregon, described as follows, to-wit:

Lot 23 in Block 31 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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

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

[illegible]

*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 herein apply equally to corporations and to individuals.*

In Witness Whereof, the grantor has executed this instrument this 31st day of August, 19 94; 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  
August 31 1994

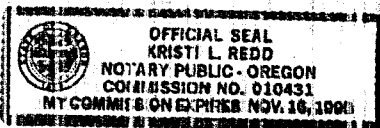
GRACE L. GUTHRIE  
GRACE L. GUTHRIE  
HOLLY D. WILSON  
HOLLY D. WILSON

Personally appeared the above named \_\_\_\_\_  
 GRACE L. GUTHRIE \_\_\_\_\_  
 HOLLY D. WILSON \_\_\_\_\_

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

Before me: *67-6612*

Before me: Christie L. Field  
Notary Public for Oregon  
My commission expires: 11/10/95



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 \_\_\_\_\_

M) commission expires: (SEAL)

(SEAL)

~~GRACE L. GUTHRIE and HOLLY D. WILSON~~

**STATE OF OREGON.**

**55.**

County of      Klamath

I certify that the within instrument was received for record on the 31st

day of Aug, 1924.

at 2:15 o'clock P M., and recorded

in book M94 on page 27324 or as

file/reel number 87197

*Record of Deeds of said county.*

Witness my hand and seal of County

affixed.

... ..

Evelyn Biehn, County Clerk

Recording Officer

Braden Millender Deputy

ee \$30.00