

WARRANTY DEED

VOL M95 Page

MTC 3669 DS

KNOW ALL MEN BY THESE PRESENTS, That BETTE J. PHILLIPS, who acquired title as Betty J. Phillips

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERESA MEE and PAUL MEE, with the rights of survivorship, 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:

Lot 37, PERRY'S ADDITION TO LLOYD'S TRACTS, 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 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 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 \$ 10,000.00

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED WITHIN THE TIME SPECIFIED IN THE INSTRUMENT AND THE RECORDING FEE IS PAID TO THE COUNTY CLERK OF THE COUNTY OF OREGON.~~

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 21st day of March, 19 95; 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.

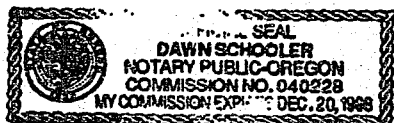
Bette J. Phillips
BETTE J. PHILLIPS

STATE OF OREGON,)
County of Klamath) ss.
March 21, 19 95

Personally appeared the above named
BETTE J. PHILLIPS

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

Before me: Dawn Schooler
Notary Public for Oregon
My commission expires: 12/20/98



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)

Form with fields for Grantor's Name and Address (BETTE J. PHILLIPS, 5594 North Hills Dr., Klamath Falls, OR 97603) and Grantor's Name and Address (TERESA MEE and PAUL MEE, 4841 LAVERNE AVE., KLAMATH FALLS, OR 97603).

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 21st day of March, 19 95, at 3:40 o'clock P. M., and recorded in book M95 on page 6417 or as file/reel number 96508. Record of Deeds of said county. Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
Recording Officer
Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY 03-21-95 P.03:40 R.C.V.D.

MOUNTAIN TITLE COMPANY