

WARRANTY DEED

Vol. M95 Page

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 IN WHOLE OR IN PART, UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE:~~
~~IF THE INSTRUMENT IS NOT RECORDED WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE, IT SHALL BE VOID AND OF NO EFFECT IN WHOLE OR IN PART, UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE:~~
~~IF THE INSTRUMENT IS NOT RECORDED WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE, IT SHALL BE VOID AND OF NO EFFECT IN WHOLE OR IN PART, UNLESS IT IS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE:~~

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.

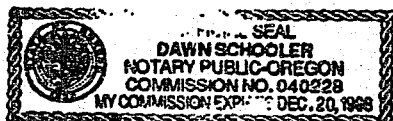
STATE OF OREGON,)
County of Klamath) ss.
March 21, 19 95

Bette J. Phillips
BETTE J. PHILLIPS

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)

BETTE J. PHILLIPS

5544 North Hills Dr.
Klamath Falls, OR. 97603

GRANTOR'S NAME AND ADDRESS

TERESA MEE and PAUL MEE

4841 LAVERNE AVE.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording, return to:

TERESA MEE and PAUL MEE

4841 LAVERNE AVE.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

TERESA MEE and PAUL MEE

4841 LAVERNE AVE.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

FEE: \$30.00

Recording Officer
Deputy