



WARRANTY DEED

#05042913

AFTER RECORDING RETURN TO:

KEVIN M. SPIKER

CORY R. SPIKER

11599 SPRING LAKE RD.
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 3rd day of April A.D., 19 95
 at 11:17 o'clock A M. and duly recorded
 in Vol. M95 of Deeds Page 7944

Bernetha G. Letsch County Clerk

By [Signature] Deputy.

Fee, \$30.00

LONNIE J. PHILLIPS and GLENORA J. PHILLIPS, husband and wife,
 hereinafter called GRANTOR(S), convey(s) to KEVIN M. SPIKER and
 CORY R. SPIKER, husband and wife, hereinafter called GRANTEE(S),
 all that real property situated in the County of Klamath, State
 of Oregon, described as:

Lot 6, Block 16, FIRST ADDITION TO KLAMATH RIVER ACRES, in the
 County of Klamath, State of Oregon.

Code 96 Map 3907-25CO TL 4700

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$10,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument,
 this 27th day of March, 1995.

[Signature]
 LONNIE J. PHILLIPS

[Signature]
 GLENORA J. PHILLIPS

STATE OF CALIFORNIA)
) ss.
 COUNTY OF Santa Clara)

On March 28th, 1995, before me, A.K. Nigam, Notary Public,
 personally appeared LONNIE J. PHILLIPS AND GLENORA J. PHILLIPS
~~personally known to me~~ (or proved to me on the basis of
 satisfactory evidence) to be the person(s) whose name(s) ~~is~~/are
 subscribed to the within instrument and acknowledged to me that
~~he~~/she/they executed the same in ~~his~~/her/their authorized
 capacity(ies), and that by ~~his~~/her/their signature(s) on the
 instrument the person(s) or the entity upon behalf of which the
 person(s) acted, executed the instrument.
 WITNESS my hand and official seal.

Signature [Signature]
 My commission expires: 3-27-97

