

UTC 36195DS

## WARRANTY DEED

VERN E. PHILLIPS and VERLA MAE PHILLIPS, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey  
 THOMAS M. BAKER,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of **KLAMATH** and State of Oregon, to wit:

Lot 10 in Block 305 of DARROW 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.

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the 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.

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.

The true and actual consideration for this conveyance is \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2436 EBERLEIN AVE, KLAMATH FALLS, OR 97603

Dated this 26 day of Sept, 1995

Vern E. Phillips  
 VERN E. PHILLIPS

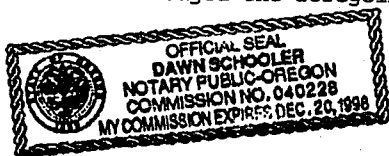
Verla Mae Phillips  
 VERLA MAE PHILLIPS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. Sept. 26 19 95  
 COUNTY OF Klamath

Personally appeared the above named Vern E. + Verla Mae  
Phillips

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

Return to:  
 THOMAS M. BAKER  
 2436 EBERLEIN AVE  
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Mountain Title Company

on this 27th day of Sept A.D., 19 95  
 at 9:29 o'clock A M. and duly recorded  
 in Vol. M95 of Deeds Page 26115

Bernetha G. Letsch County Clerk

By Annette Mueller  
 Deputy.

Fee, \$30.00