

WARRANTY DEED

95 DEC 18 P 3:50

#03044003
AFTER RECORDING RETURN TO:

TIMOTHY J. PHILLIPS
RONI L. PHILLIPS
4339 GARY STREET
KLAMATH FALLS, OR 97603

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

MARTIN J. KRIEGER, hereinafter called GRANTOR(S), convey(s) to
TIMOTHY J. PHILLIPS and RONI L. PHILLIPS, husband and wife
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 10, LESS the Northerly 50.1 feet, Block 4, FIRST ADDITION TO
TONATEE HOMES, in the County of Klamath, State of Oregon.

Code 41 Map 3909-11CC TL 2600

*Bob
TOD*
"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
\$66,000.00.

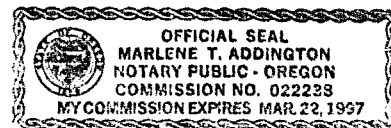
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 15th day of December, 1995.

Martin J. Krieger
MARTIN J. KRIEGER

STATE OF OREGON, County of Klamath)ss.

On this 15th day of December, 1995,



Personally appeared the above named MARTIN J. KRIEGER and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: *Marlene T. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-97

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 18th day
of Dec A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 34435.

FEE \$30.00

By *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk