



## WARRANTY DEED

#03044281

AFTER RECORDING RETURN TO:

JOHN V. ANDERSON  
SHIRLEY M. ANDERSON  
4706 MARIPOSA CREEK CIRCLE  
MARIPOSA, CA 95338

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

MAE IONE PHILLIPS, hereinafter called GRANTOR(S), convey(s) to  
JOHN V. ANDERSON and SHIRLEY M. ANDERSON, husband and wife  
hereinafter called GRANTEE(S), all that real property situated  
in the County of Klamath, State of Oregon, described as:

Lots 4 and 5, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES,  
in the County of Klamath, State of Oregon.

Code 96 Map 3907-25C0 TL 2400  
Code 96 Map 3907-25C0 TL 2500

"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, contracts and/or  
liens for irrigation and/or drainage, 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  
\$19,500.00.

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 6th day of February, 1996.

X Maer Ione Phillips  
MAE IONE PHILLIPS

STATE OF VIRGINIA

County of Charlottesville  
City

On February 23rd, 1996, MAE IONE PHILLIPS personally appeared  
before me,

X who is personally known to me

\_\_\_\_\_ whose identity I proved on the basis of \_\_\_\_\_

\_\_\_\_\_ whose identity I proved on the oath/affirmation of \_\_\_\_\_, a credible witness

to be the signer of the above document, and he (she) acknowledged  
that he (she) signed it.

Debra E. Talman  
Notary Public for Virginia

Continued on next page

5168-A

WARRANTY DEED  
PAGE 2

My Commission Expires:

4/30/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 26th day  
of Feb A.D., 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96  
of Deeds on Page 5168  
Bernetha G. Asch, County Clerk

FEE \$35.00

By Lynette M. Asch

THIS DEED IS A WARRANTY DEED FOR THE PURPOSES OF THE  
WARRANTY DEED ACT, AND THE GRANTOR HEREBY WARRANTS  
THAT THE GRANTOR IS THE OWNER OF THE PROPERTY  
HEREIN DESCRIBED, AND THAT THE PROPERTY IS NOT  
ENCUMBERED BY ANY MORTGAGE, DEED OF TRUST, OR  
OTHER LIEN, AND THAT THE GRANTOR HAS THE RIGHT  
TO CONVEY THE PROPERTY HEREIN DESCRIBED.  
THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY  
HEREIN DESCRIBED IS NOT SUBJECT TO ANY EASE,  
RIGHT OF WAY, OR OTHER INTEREST IN FAVOR OF  
ANY OTHER PERSON OR ENTITY, AND THAT THE GRANTOR  
HAS THE RIGHT TO CONVEY THE PROPERTY HEREIN  
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ANY OTHER PERSON OR ENTITY, AND THAT THE GRANTOR  
HAS THE RIGHT TO CONVEY THE PROPERTY HEREIN  
DESCRIBED.

WITNESSETH MY HAND AND SEAL OF OFFICE  
THIS 26th DAY OF FEBRUARY, 1996.

NOTARY PUBLIC

CONFIDENTIAL - DO NOT REPRODUCE

5168