

MTC-37880

**STATUTORY WARRANTY DEED**

Kenneth A. Phillips and Mary K. Phillips  
and warrants to Aron K. Zimmer and Frances M. Zimmer, husband and wife **Grantor, conveys**

**Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon to wit:**

Lot 14 in Block 3 of TRACT NO. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

**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 THIS 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. Property is free of encumbrances except reservations, restrictions, setback lines, articles of association of Little Deschutes River Woods Owners Association, right of way easement**

MAY 20 96

The true consideration for this conveyance is \$ paid to accommodator pursuant to Dated this 16th day of May 1996 an IRC 1031 Exchange

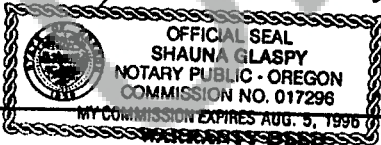
Kenneth A. Phillips

Mary K. Phillips

State of Oregon, County of Marion  
The foregoing instrument was acknowledged before me this 16th day of May 1996 by Kenneth A. Phillips and Mary K. Phillips

State of Oregon, County of \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ by \_\_\_\_\_  
President and Secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation, on behalf of the corporation.



Kenneth A. Phillips  
Aron K. Zimmer

GRANTOR  
GRANTEE

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

Aron K. Zimmer  
26418 Shady Rest Drive  
Veneta, OR 97487

Escrow No. 235401 Title No. 37880

After recording return to:

Aron K. Zimmer  
26418 Shady Rest Drive  
Veneta, OR 97487

This Space Reserved for Recorder's Use

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle  
on this 20th day of May A.D. 19 96  
at 3:57 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 14648  
Bernetha G Letsch, County Clerk

By \_\_\_\_\_ Deputy.  
Fee, \$30.00