

18423

TICOR TITLE INSURANCE

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STATUTORY WARRANTY DEED

MTC 37880
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

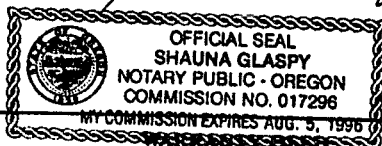
The true consideration for this conveyance is \$ paid to accommodator pursuant to
Dated this 16th day of May 1996 an IRC 1031 Exchange

Kenneth A. Phillips
Kenneth A. Phillips

Mary K. Phillips
Mary K. Phillips

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

Shauna Glaspy
Notary Public



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 C. Russell
Fee, \$30.00 Deputy.