



K-49232-D

STATUTORY WARRANTY DEED  
(Individual or Corporation)

JEFFREY G. BRACE

\_\_\_\_\_, Grantor,  
conveys and warrants to ROGER W. PHILLIPS

\_\_\_\_\_, Grantee,  
the following described real property in the County of Klamath and State of Oregon.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

96 JUN 11 AM 11:28

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 14,500.00 (Here comply with the requirements of ORS 93.030\*).

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.

DATED this 6th day of June 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

*Jeffrey G. Brace*  
JEFFREY G. BRACE

WASHINGTON

STATE OF ~~OREGON~~ County of CHELAN )ss.  
The foregoing instrument was acknowledged before me  
this 7th day of JUNE 19 96  
by Jeffrey G. Brace

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_  
of \_\_\_\_\_  
a corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:

2/12/2000

After recording return to:

Roger W. Phillips  
1749 Menlo Way  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP 97601

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

Same As Above

Notary Public for Oregon  
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

## DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Beginning at the most Westerly corner of Lot 14 in Block 53 of Second Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon; thence Southeasterly along the Easterly line of Michigan Avenue, 26°3"; thence Northeasterly at right angles to said Michigan Avenue, 60'; thence Northwesterly and parallel with said Michigan Avenue, 26°3"; thence Southwesterly at right angles to said Michigan Avenue 60 feet, to the point of beginning, and being a part of Lots 13 and 14 of said Block and Addition.

EXCEPTING THEREFROM the following:

A strip of land situated in Lots 13 and 14 of Block 53 of Second Hot Springs Addition The City of Klamath Falls, Oregon, and being a portion of that property described in Volume M78 page 18382, records of Klamath County, Oregon, said strip being more particularly described as follows:

Beginning at the most Southerly corner of the above described property which point bears Southeasterly along the Easterly line of Michigan Avenue a distance of 26.25 feet from the Northwesterly corner of Lot 14; thence Northwesterly along said Easterly line of Michigan Avenue a distance of 2.20 feet; thence North 56°56' East along a line and the extension thereof, and at right angles to Michigan Avenue a distance of 44.60 feet to a point; thence Southeasterly, parallel with Michigan Avenue, a distance of 1.30 feet; thence Northeasterly at right angles to Michigan Avenue a distance of 15.40 feet to the Easterly line of said property described in Volume M78 at page 13383; thence Southeasterly along said Easterly line 0.90 feet to the Southeasterly corner thereof; thence South 56°56' West along the Southerly line of said described property a distance of 60.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day  
of June A.D., 19 96 at 11:28 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 17138  
By Bernetha G. Letsch County Clerk

FEE \$35.00