

20783



## TICO TITLE INSURANCE

MTC 38134

STATUTORY WARRANTY DEED Vol. 1996 Page 19753

SETH W. KULLMAN and MICHAEL A. KULLMAN Grantor, conveys  
and warrants to KENNETH A. PHILLIPS and MARY K. PHILLIPS, husband and wife

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

Lot 24 in Block 3, TRACT NO. 1009, 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 rights of the public in and to any portion lying within the limits of streets, roads or highways; rights of the public and governmental bodies for any portion of the premises lying below the high water mark of Little Deschutes River; reservations in Book 142, Page 164 and Book 142, Page 363; articles of association of Little Deschutes River Woods Owners Association; electric line right of way easement in Volume M78, Page 18615; restrictions and reservations in plat dedication in the true consideration for this conveyance is paid by accommodator pursuant to an IRC Dated this 26 day of June 1996 1031 exchange.

*Seth W. Kullman*  
Seth W. Kullman

*Michael A. Kullman*  
Michael A. Kullman

California

State of Oregon, County of \_\_\_\_\_  
The foregoing instrument was acknowledged  
before me this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ by Seth W. Kullman and Michael A.  
Kullman

*See attached*  
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.

## WARRANTY DEED

Seth W. and Michael A. Kullman  
Kenneth A. and Mary K. Phillips

GRANTOR  
GRANTEE

## This Space Reserved for Recorder's Use

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

Kenneth A. and Mary K. Phillips  
6454 Skyline Rd S  
Salem, OR 97306

Excerpt No. 235856

Title No. 235856

After recording return to:

Kenneth A. and Mary K. Phillips  
6454 Skyline Rd S  
Salem, OR 97306

96 JUL -2 P 3:56

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

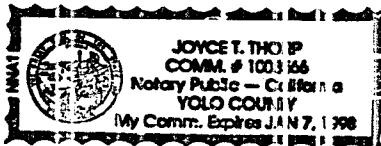
19754

State of California

County of Yolo

On 6-26-96 before me, Joyce T. Thayer, Notary Public  
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)  
 personally appeared Seth W. Kullman and Michael A. Kullman  
Name(s) of Signer(s)

☐ personally known to me - ☒ R - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joyce T. Thayer  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 6-26-96 Number of Pages: 10

Signer(s) Other Than Name: Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Seth W. Kullman

- ☒ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner -- ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: Michael A. Kullman

- ☒ Individual
- ☐ Corporate Officer
- Title(s): \_\_\_\_\_
- ☐ Partner -- ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



STATE OF OREGON: COUNTY OF CLATSOP: ss.

Filed for record at request of \_\_\_\_\_ time: 3:56 the 2nd day  
 of July A.D., 19 96 o'clock PM., and duly recorded in Vol. M96  
 of \_\_\_\_\_ of \_\_\_\_\_ on Page 19753

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]