

MTC 39417 KA

WARRANTY DEED

BRUCE R. PHILLIPS and CINDY L. PHILLIPS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
 W. ALAN FARNSWORTH and PEGGY L. FARNSWORTH, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 5 IN BLOCK 5 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
 COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1939 LOWELL STREET, KLAMATH FALLS, OR 97601

Dated this 17 day of October, 1996.

Bruce R. Phillips
 BRUCE R. PHILLIPS

Cindy L. Phillips
 CINDY L. PHILLIPS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Jackson SS. October 17 1996

Personally appeared the above named BRUCE R. PHILLIPS AND

CINDY L. PHILLIPS

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Judy Parish
 Notary Public for Oregon

My commission expires 10-18-99

ESCROW NO. MT39417-KA

Return to:

W. ALAN FARNSWORTH
 1939 LOWELL STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Amerititle
 on this 18th day of October A.D., 19 96
 at 3:51 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 33108
 Bernetha G. Letsch, County Clerk
 By Bethann Ross

Fee, \$30.00

Deputy.