

## -WARRANTY DEED-

DONALD J. PHILLIPS and CAROL A. PHILLIPS, husband and wife, grantors, warrant and convey to ROY D. DUGAN and SHIRLEY J. DUGAN, husband and wife, Grantees, all the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A parcel of land situated in the NE $\frac{1}{4}$  of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Commencing at the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence South 00° 10' 00" East, along the East line of said Section 15, a distance of 460.40 feet; thence North 88° 39' 00" West 30.00 feet to the point of beginning for this description; thence continuing North 88° 39' 00" West 177.40 feet; thence South 00° 10' 00" East 75.00 feet; thence South 88° 39' 00" East 177.40 feet; thence North 00° 10' 00" West 75.00 feet to the point of beginning.

TOGETHER WITH An easement for the purpose of egress and ingress over and across the following described parcel:

Commencing at the Northeast corner of said Section 15; thence South 0° 10' 00" East. 535.40 feet; thence North 88° 39' 00" West 30.00 feet to the point of beginning for this description; thence continuing North 88° 39' 00" West 177.40 feet; thence South 00° 10' 00" East 20.00 feet; thence South 88° 39' 00" East 177.40 feet thence North 00° 10' 00" West 20.00 feet to the point of beginning

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitatin districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Thirty Two Thousand Five Hundred and no/100ths (\$32,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 4724 Summers Land, Klamath Falls, Oregon 97601

DATED this 11 day of August, 1978.

STATE OF OREGON )  
County of Klamath ) ss. August 11, 1978.

Personally appeared the above-named DONALD J. PHILLIPS and CAROL A. PHILLIPS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Linda Stelle  
Notary Public for Oregon

Commission expires: \_\_\_\_\_

My Commission Expires July 13, 1981

AFTER RECORDING RETURN TO  
TED & DEBBIE PADDOCK  
1060 Lakeshore Dr.  
Klamath Falls, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day of April A.D. 19 97 at 9:19 o'clock A. M., and duly recorded in Vol. 1197 of Deeds on Page 11925

FEE \$30.00

by Bernetha G. Letsch County Clerk  
Kathleen K. Row