



ATC 02046602-
WARRANTY DEED

AFTER RECORDING RETURN TO:
HERBERT MARTIN ROERICK
1861 FREMONT STREET
KLAMATH FALLS, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WAYNE E. PHILLIPS and HELEN J. PHILLIPS, TRUSTEES OF THE
PHILLIPS FAMILY REVOCABLE LIVING TRUST UTAD 3/19/93 hereinafter
called GRANTOR(S), convey(s) to HERBERT M. ROERICK
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

LOT 23, BLOCK 31, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath and State of Oregon.

Code 1 Map 3809-29AD TL 2000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

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
\$64,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 14th day of SEPTEMBER 1997.

PHILLIPS FAMILY REVOCABLE LIVING TRUST UTAD 3/19/93

Wayne E. Phillips
WAYNE E. PHILLIPS, TRUSTEE

Helen J. Phillips
HELEN J. PHILLIPS, TRUSTEE

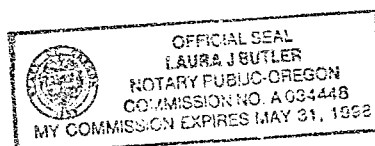
Wayne E. Phillips
WAYNE E. PHILLIPS INDIVIDUALLY

Helen J. Phillips
HELEN J. PHILLIPS INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On September 4, 1997, personally appeared Wayne E. Phillips,
and Helen J. Phillips Trustees of the Phillips Family Revocable
Living Trust UTAD 3/19/93 and acknowledged the foregoing
instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 15/31/98



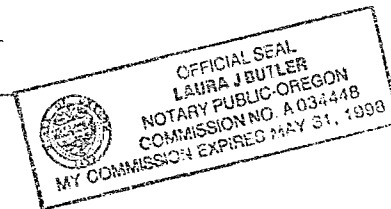
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WARRANTY DEED
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STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 14th
day of September, 1997, by Wayne E. Phillips and Helen J.
Phillips.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 5/31/98



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 19th day
of Sept. A.D., 19 97 at 3:36 o'clock P. M., and duly recorded in Vol. 497
of Deeds on Page 30782.

FEE \$35.00

By [Signature] Bernetha G. Letsch, County Clerk