

MITC 43007-MS
WARRANTY DEED

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48518

PHYLLIS JUNE PHILLIPS,
Grantor(s) hereby grant, bargain, sell and convey to:
E.J. COLLEY and BEVERLY D. COLLEY, 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 26 IN BLOCK 33 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 65, PLAT NO.
2, 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 \$ 6,000.00.

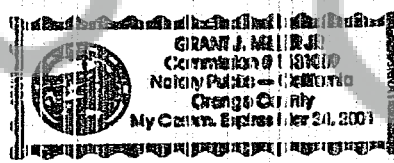
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4425 BRITTANY DRIVE, REDDING, CA 96002

Dated this 6 day of Nov, 1997

Phyllis June Phillips
PHYLLIS JUNE PHILLIPS

STATE OF CALIFORNIA ss. November 6 : 1997
COUNTY OF ORANGE
Personally appeared the above named PHYLLIS JUNE PHILLIPS

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:
Grant J. Miller, Jr.
Notary Public for Orange Co., CA
My commission expires March 21, 2001

ESCROW NO. MT43067-MS

Return to:
E.J. COLLEY
4425 BRITTANY DRIVE
REDDING, CA. 96002

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

Attest title
on this 12th day of November A.D., 1997
at 3:29 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 37398
Bernetha G. Leisch, County Clerk
By Kathleen Ross Deputy
Fee, \$30.00