

NS

49951

97 DEC 11 P2:43

Vol. M97 Page 40318

Roger W. Phillips
By Mamie G. Phillips
Power of Attorney 59875
 Grantor's Name and Address
John Western in cooperation
17 Perrydale Ave
Medford OR 97501
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

John Western in cooperation
17 Perrydale Ave
Medford OR 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Dobs Western Inc.
17 Perrydale Ave
Medford Ore. 97501

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument
 was received for record on the 11th day
 of December, 1997, at
2:43 o'clock P.M., and recorded in
 book/reel/volume No. M97 on page
40318 and/or as fee/file/instru-

Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Roger W. Phillips
By Mamie G. Phillips P.O.
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by John Western in cooperation
17 Perrydale Ave, Medford OR 97501
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 6 Block 4, North Beaver Marsh Addition;
Subject to;

1. Conditions and recitals, including the terms and provisions thereof, as set out in that certain deed to State of Oregon, by and through its State Highway Commission, recorded December 10, 1954, in Volume 271 at page 112, Deed Records of Klamath County, Oregon.

2. Conditions and restrictions, including the terms and provisions thereof, as set forth in that certain lease between the United States of America, recorded December 4, 1952 in Volume 270 at page 128, Deed Records of Klamath County, Oregon.

3. Reservations, including the terms and provisions thereof, as to set back lines and utility easements set out on the plat and in the dedication of North Beaver Marsh Addition.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

740 S. Columbia St.

grantor will warrant and forever defend the 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. \$ 3200.00 However, the

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3200.00. ☒ However, the
 actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 5th day of December, 1997; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

Roger W. Phillips
By Mamie G. Phillips
Power of Attorney 59875

STATE OF OREGON, County of Klamath

) ss.

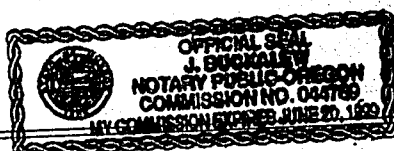
This instrument was acknowledged before me on 12-5-97, 1997,by Mamie Phillips, 1997,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.



Buckalew
 Notary Public for Oregon

My commission expires 6/30/99