

JESSE JACKMAN WITHERS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
DANNY L. PHILLIPS and VIRGINIA R. PHILLIPS, 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 12 IN BLOCK 72 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 3, 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 \$ 9,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 37, BEAVER CREEK, OR, 97004

Dated this 23rd day of February, 19 98

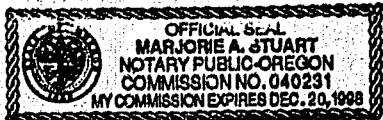
*Jesse Jackman Withers*  
JESSE JACKMAN WITHERS

STATE OF Oregon  
COUNTY OF Klamath

SS. February 23 1998

Personally appeared the above named Jesse Jackman Withers

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

*Marjorie A. Stuart*  
Notary Public for Oregon  
My commission expires 12-20-98

ESCROW NO. MT43756-MS

Return to:

DANNY L. PHILLIPS  
P.O. Box 37  
Beaver Creek, OR 97004

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of February A.D., 1998  
at 11:41 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 5951

Bernetha G. Letsch, County Clerk

By *Kathleen Lass*

Fee, \$30.00 Deputy.