

56582

MTC 44282-LW
WARRANTY DEEDVol. M98 Page 12806

CURT EDWARD VASSAR,

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 13 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.

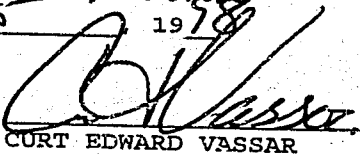
APR 17 AM 11:54
 SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

98 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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ~~28120 BEAVER CREEK ROAD, BONANZA, OR 97042~~
 P.O. BOX 27 BONANZA, OR 97623

Dated this 4 day of 15 1998


 CURT EDWARD VASSAR

STATE OF CALIFORNIA

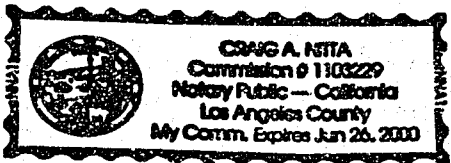
SS. _____

19 _____

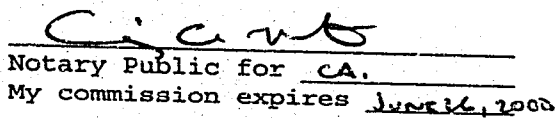
COUNTY OF LOS ANGELES

Personally appeared the above named CURT EDWARD VASSAR

and acknowledged the foregoing instrument to be His voluntary act.



Before me:


 Notary Public for CA,
 My commission expires June 16, 2000

ESCROW NO. MT44282-LW

Return to:

DANNY L. PHILLIPS

~~28120 BEAVER CREEK ROAD~~
~~28120 BEAVER CREEK ROAD~~
~~28120 BEAVER CREEK ROAD~~

P.O. BOX 27
 BONANZA, OR 97623

STATE OF OREGON,
 County of Klamath SS.

Filed for record at request of:

Amerititle

on this 17th day of April A.D., 1998
 at 11:54 o'clock A. M. and duly recorded
 in Vol. M98 of Deeds Page 12806

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.