

58390

Vol. M98 Page 16958

After recording return to:

STANLEY R. PHIPPS

PO BOX 265

WELLSVILLE, UT 84339

TITLE ORDER NO: K-52404

KEY ESCROW NO: 41-1549

Until a change is requested tax statements  
shall be sent to the following address:  
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

DENNIS E. AMMON and SHERRY L. AMMON, husband and wife Grantor,  
conveys and warrants to:

STANLEY R. PHIPPS and GARLANDE ANN PHIPPS, husband and wife, as to an undivided  
50% interest and MARK DENTON PHIPPS and CINDY PHIPPS, husband and wife as to an  
undivided 50% interest., Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

The S 1/2 SW 1/4 NW 1/4 in Section 3, Township 24 South, Range 10 East of  
the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 157136

Map No: 2410-3004100

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 consideration for this conveyance is \$16,000.00. However, if  
the actual consideration consists of or includes other property or other  
value given or promised, such other property or value was part of the/the  
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of  
Directors.

Dated this 14th day of May, 1998.

GRANTOR(S):

Dennis E. Ammon  
DENNIS E. AMMON

SHERRY L. AMMON

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on May 14th, 1998,  
by DENNIS E. AMMON and SHERRY L. AMMON

Shelly K. Mullins  
Notary Public for Oregon

My commission expires: 1-9-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 19th day  
of May A.D. 19 98 at 11:12 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 16958

FEE \$30.00

By Bernetha G. Letsch County Clerk