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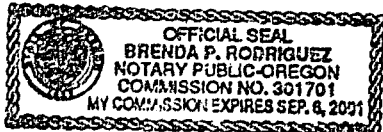
M.A.P.

STATUTORY WARRANTY DEED

MARY E. WOODARD, AN ESTATE IN FEE SIMPLE

conveys and warrants to LAURANCE OLIVER PHILLIPS AND MARY A. PHILLIPS AS TENANTS IN COMMON Grantor,
WITH RIGHTS OF SURVIVORSHIP Grantee,

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

LOT 11 IN BLOCK 201, MILLS 2ND ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.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 \$ 39,000.00 (Here comply with the requirements of ORS 93.030)Dated this 18 day of August 19 98Mary E. Woodard
MARY E. WOODARDSTATE OF OREGON
County of Klamath } ss.BE IT REMEMBERED, That on this 18th day of August 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
MARY E. WOODARDknown to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that SHE executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.Brenda P. Rodriguez
Notary Public for Oregon.
My Commission expires 9-8-01Title Order No. K52655Escrow No. K52655D

After recording return to:

LAURANCE OLIVER PHILLIPS2014 HOPE STREETKLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:LAURANCE OLIVER PHILLIPS2014 HOPE STREETKLAMATH FALLS, OR 97603

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Titleon this 19th day of August A.D., 1998
at 11:13 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 30525

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.