

74375

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Charles L. Phillips, Jr., Trustee
RCR#2 Box 304
Tucson, Arizona 85735

Colleen T. Hepner et al
18507 NW Reeder Road
Portland, Oregon 97231

Shouka D. R. Alaghabadi
1600 Pioneer Tower, 888 SW Fifth Ave.
Portland, Oregon 97204-2099

Colleen T. Hepner et al
18507 NW Reeder Road
Portland, Oregon 97231

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 9th day of February, 1999, at 11:38 o'clock A. M., and recorded in book/reel/volume No. M99 on page 4663 and/or as fee/file/instrument/microfilm/reception No. 74375, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
NAME TITLE

Fee: \$30.00

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Charles L. Phillips, Jr., Surviving Trustee of the Charles L. Phillips, Sr. Testamentary Trust for the Benefit of Daniel F. Phillips and his, issue hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Colleen T. Hepner, Bernadette Phillips, Wendy Berry and Timothy Phillips, each as to an undivided one-quarter interest, 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:

Government Lots 6 and 7 and the West One-Half of the Southeast One-Quarter of Section 4, Township 39 South, Range 6 East of the Willamette Meridian

(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):

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.

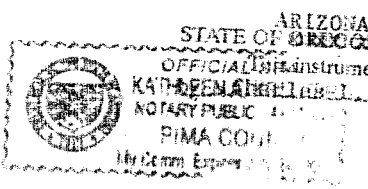
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ zero. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☒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

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this 19th day of January, 1998; 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 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 93.930.

Charles L. Phillips, Jr. Trustee
Charles L. Phillips, Jr., Surviving Trustee of the Charles L. Phillips, Sr. Testamentary Trust for the Benefit of Daniel F. Phillips and his issue



Notary Public for Oregon
My commission expires July 24, 2001