

71376

FEB 9 2000

MTC 40385-KR

WARRANTY DEED

Vol. m99 Page 4664

COLLEEN T. HEPNER, BERNADETTE PHILLIPS, ~~WENDY BERRY~~ ^{WENDY} AND TIMOTHY PHILLIPS, EACH AS TO AN UNDIVIDED 1/4 INTEREST,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 DOUGLAS COUNTY FOREST PRODUCTS,
 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:

Government Lots 6 and 7 and the West half of the SE1/4 of Section 4, Township 39 South, Range 6 East of the Willamette Meridian, 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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 848, WINCHESTER, OR 97495

Dated this 28th day of January 1999

Bernadette Phillips
 BERNADETTE PHILLIPS

Colleen T. Hepner
 COLLEEN T. HEPNER

Wendy Berry
 WENDY BERRY

Timothy Phillips
 TIMOTHY PHILLIPS

STATE OF OregonCOUNTY OF ClatsopSS. January 28 19 99

Personally appeared the above named Bernadette Phillips, Colleen T. Hepner, Wendy Berry and Timothy Phillips
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Carol L. Benda
 Notary Public for Oregon
 My commission expires 9-18-2001

(Seal)

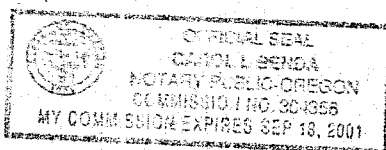
ESCROW NO. MT-46385-KR

Return to:

DOUGLAS COUNTY FOREST PRODUCTS

PO BOX 848

WINCHESTER, OR 97495



2000

RECEIVED

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STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Amerititle the 9th day
of February A.D. 1999 at 11:38 o'clock A. M., and duly recorded in Vol. M99

of Duads on Page 4664

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Rose