

WARRANTY DEED

Ronald Allyn Phillips & Olive Beth Phillips, Trustees of the Phillips Living Trust dated February 1st, 1994 as amended, GRANTOR, do hereby grant, bargain, sell & convey unto Olive Beth Phillips, GRANTEE, & Grantee's heirs, successors & assigns, an undivided 1/2-interest in that certain real property, with the tenements, hereditaments & appurtenances thereunto belonging or appertaining, situated in Klamath County, Oregon, described as follows, to wit:

All interest in the North 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 Section 16, Township 31 South, Range 7 East W.M.

To have & to hold the same unto the said grantee & grantee's heirs, successors, & assigns forever - tenants-in-common with rights of survivorship.

And said grantor hereby covenants to & with said grantee & grantee's heirs, successors & assigns, that grantor is lawfully seized in fee simple of an undivided interest in the above-granted premises, free from all encumbrances excepting those of public record, & that grantor will warrant & forever defend the above granted premises & every part & parcel thereof against the lawful claims & demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true & actual consideration paid for this transfer is \$-0- (for estate planning purposes), plus other property or value given or promised which is part of the consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS & 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.

DATED this 18 day of December, 1998.

PHILLIPS LIVING TRUST DATED FEBRUARY 1st, 1994

Ronald Allyn Phillips
Ronald Allyn Phillips, Trustee

Olive Beth Phillips
Olive Beth Phillips, Trustee

STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on 18 December 1998, by Ronald Allyn Phillips & Olive Beth Phillips.

Jan Konow
Notary Public for Oregon

WARRANTY DEED

PHILLIPS LIVING TRUST DATED FEBRUARY 1st, 1994

TO:

GRANTOR

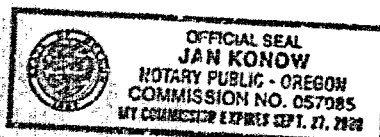
OLIVE BETH PHILLIPS

GRANTEE

After Recording Return to:

Olive Beth Phillips
7571 Willakenzie No. 4
Eugene, Oregon 97401

Until a change is requested, all tax statements shall be sent to the following address:
Phillips Living Trust
3160 Columbine
Eugene, Oregon 97404



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ronald Allyn Phillips

of March

A.D. 1999

at 11:16

o'clock

A.M.

the 19th

day

of

Deeds

on Page 9763

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Rose