

WARRANTY DEED

Olive Beth Phillips, GRANTOR, does hereby grant, bargain, sell & convey unto Mark Allyn Phillips [aka Mark Allyn Jones], GRANTEE, & Grantee's heirs, successors & assigns, an undivided $\frac{1}{2}$ interest in my undivided $\frac{1}{2}$ interest [resulting in an undivided one-sixth 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 $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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 as 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 $\frac{1}{2}$ 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 10th day of December, 1998.

Olive Beth Phillips
Olive Beth Phillips

STATE OF OREGON, County of Lane } ss.

This instrument was acknowledged before me on Dec. 18, 1998, by Olive Beth Phillips.

Jean Konow
Notary Public for Oregon

WARRANTY DEED

OLIVE BETH PHILLIPS

TO:

GRANTOR

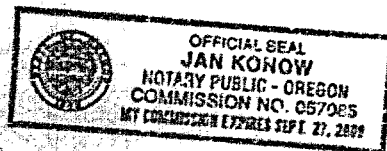
MARK ALLYN PHILLIPS [AKA MARK ALLYN JONES]

GRANTEE

After Recording Return To:

Mark Allyn Phillips
% 3160 Columbine
Eugene, Oregon 97404

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



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Ronald Allyn Phillips the 19th day of March A.D. 1999 at 11:17 o'clock A.M. and duly recorded in Vol. M99 of Deeds on Page 9770

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross