



WARRANTY DEED

STATE OF OREGON,
County of Klamath

Filed for record at request of

ASPEN TITLE ESCROW NO. 05049323

AFTER RECORDING RETURN TO:

ROGER W. PHILLIPS

1249 Menlo Way
Klamath Falls, OR 97601
 the 25th day of March A.D. 1999
 at 3:40 P.M. and duly recorded
 in Vol. 1799 of Deeds on Page 10628

Linda Smith, County Clerk

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 By Kathleen Ross
 Fee, \$30.00

Deputy

 JUANITA G. SHAFFER TRUSTEE FOR WAYNE D. MC DONALD, hereinafter
 called GRANTOR(S), convey(s) and warrants to ROGER W. PHILLIPS,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of , State of Oregon, described as:

 The North 40 feet of Lots 41 and 42, Block 125 MILLS ADDITION
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State
 of Oregon.

CODE 1 MAP 3809-33AD TL 5300

 "THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW, 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 30.390."

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage.

 and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
 \$23,000.00.

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

 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 22nd day of March, 1999.

JUANITA G. SHAFFER TRUSTEE FOR WAYNE D. MC DONALD

STATE OF OREGON, County of Klamath, ss.

 On March 22, 1999, personally appeared Juanita G. Shaffer who
 acknowledged the foregoing instrument to be her voluntary act
 and deed as Trustee for Wayne D. Mc Donald.

 Notary Public for Oregon
 My Commission Expires: April 10, 2000
