

77803

'99 APR -9 P3:35

MTC 47538-LW  
WARRANTY DEEDVol 1999 Page 12840

JOHN T. OSWALD,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DONALD L. PHILLIPS and CAROL A. PHILLIPS, as tenants by the entirety,

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:

LOT 1 IN BLOCK 12 OF FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS,  
OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF  
THE COUNTY CLERK OF 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 \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 10111 DEHLINGER, KLAMATH FALLS, OR 97603

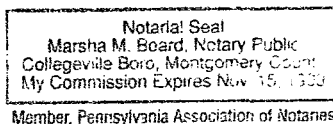
Dated this 5 day of 4, 1999.John T. Oswald  
JOHN T. OSWALDSTATE OF PA SS. APRIL 5 19 99  
COUNTY OF MONTGOMERY  
Personally appeared the above named JOHN T. OSWALDand acknowledged the foregoing instrument to be — voluntary act.

Before me:

Marsha M. Board  
Notary Public for Collegeville Boro  
My commission expires 11-15-99

ESCROW NO. MT47538-LW

Return to:

DONALD L. PHILLIPS  
10111 DEHLINGER  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Amerititle the 9th day  
of April A.D. 1999 at 3:35 o'clock P.M. and duly recorded in Vol M99  
of Deeds on Page 12840

Linda Smith, County Clerk

FEE

\$30.00

by Kathleen Raza