

1999 JUN 22 PM 3:33

MT48289-MG
WARRANTY DEED

Vol M99 Page 24554

WAYNE E. PHILLIPS, INDIVIDUALLY AND AS TRUSTEES OF THE PHILLIPS FAMILY REVOCABLE LIVING TRUST,

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

GWENDOLYN Q. MITCHELL,

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 18 in Block 306 of DARROW ADDITION to the City of Klamath Falls, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2427 RADCLIFFE AVENUE, KLAMATH FALLS, OR 97601

Dated this 22 day of June, 1999

PHILLIPS FAMILY REVOCABLE LIVING TRUST

BY: Wayne E. Phillips TRUSTEE

WAYNE E. PHILLIPS

Wayne E. Phillips
WAYNE E. PHILLIPS

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on June 22, 1999

by Wayne E. Phillips individually and

as Trustee

of The Phillips Family Revocable Living Trust

Marion Grantham
Notary Public of Oregon

My commission expires 1/22/01

ESCROW NO. MT48289-MG

Return to:

GWENDOLYN Q. MITCHELL
2427 RADCLIFFE AVENUE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 6/22/99, at 3:33 p. m.
In Vol. M99 Page 24554

Linda Smith,

County Clerk

Fees 30.00 HR