

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SCOTT D. PHILLIPPS, who took title as SCOTT D. BRAINARD; but who changed his name to SCOTT D. PHILLIPPS, pursuant to an order for name change Case No. CV-95-05284 in the District Court, State of Idaho, County of Kootenai, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RON RACKERBY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 5 through 10, Block 7
SPRAGUE RIVER FIRST
R3610-14BA-04400

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT those suffered or allowed by grantor, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,200.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2 day of July, 1999; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

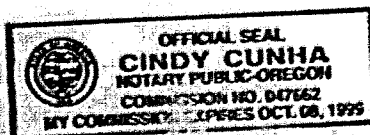
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Scott D. Phillipps
SCOTT D. PHILLIPPS

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on July 2, 1999, by SCOTT D. PHILLIPPS.

Cindy Cunha
NOTARY PUBLIC FOR OREGON
My commission expires: 10-8-99



GRANTOR'S NAME AND ADDRESS:
SCOTT D. PHILLIPPS
17095 Hwy 62
Eagle Point, OR 97524

ROY
GRANTEE'S NAME AND ADDRESS
ROY RACKERBY
3826 Bluegrass Lane
Santa Rosa, CA 95403

AFTER RECORDING RETURN TO:
GRANTEE

UNTIL CHANGE IS REQUESTED ALL TAX STATEMENTS
SHOULD BE SENT TO THE FOLLOWING ADDRESS:
GRANTEE

State of Oregon, County of Klamath
Recorded 8/24/99, at 12:18 p.m.
In Vol. M99 Page 34148
Linda Smith,
County Clerk Fee \$ 30-

INSTRUMENT 99-14857
STATE OF OREGON
COUNTY OF JOSEPHINE

I, County Clerk and ex-officio Recorder of Conveyances, in and for said County, do hereby certify that the within instrument was received for record and recorded at

Date: 7/2/99 Time: 3:43 PM

In the Josephine County Book of Records.
GEORGETTE BROWN, COUNTY CLERK

By Deputy:

Pages: Fee: \$25.00

Hand Returned ☒ Mailed ☐ Hold ☐