

1999 NOV -1 AM 11:39

MTC 49480-LW
WARRANTY DEED

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JOYCE D. DIERKING, WHO TOOK TITLE AS JOYCE D. TRIGG and DWIGHT D. DIERKING, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: MARK PHILLIPY and BRANDY PHILLIPY, husband and wife, 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 27 and the Northwesterly 25 feet of Lot 26 in Block 17 of ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 172985

MAP/TAX LOT: 3809-020DD-11400

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 116,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1849 ELDORADO BOULEVARD, KLAMATH FALLS, OR 97601

Dated this 27th day of October, 1999.

Joyce D. Dierking
JOYCE D. DIERKING, WHO TOOK TITLE AS
JOYCE D. TRIGG

Dwight D. Dierking
DWIGHT D. DIERKING

State of Oregon
County of KLAMATH

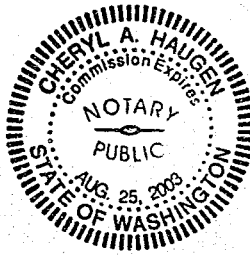
This instrument was acknowledged before me on October 27, 1999 by JOYCE D. DIERKING AND DWIGHT D. DIERKING.

Cheryl A. Haugen
(Notary Public for Oregon) WASHINGTON

My commission expires 8-25-2003

ESCROW NO. MT49480-LW

Return to:
MARK PHILLIPY
1849 ELDORADO BOULEVARD
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 11/01/99, at 11:39a.m.
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Linda Smith,
County Clerk Fee \$ 30⁰⁰