

2000 APR 14 AM 9:41

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WARRANTY DEED

ASPEN TITLE ESCROW 01050893

AFTER RECORDING RETURN TO:
JAMES H. MCPHAIL AND ANNETTE H. MCPHAIL
38510 MODOC POINT ROAD
CHILOQUIN, OR 97624

State of Oregon, County of Klamath
Recorded 04/14/00, at 9:41 A m.
In Vol. M00 Page 12153
Linda Smith,
County Clerk Fee \$ 21.⁰⁰

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

EDWARD L. BRITTON AND ALMA D. BRITTON, as tenants by the
entirety hereinafter called GRANTOR(S), convey(s) and warrants
to THE MCPHAIL FAMILY TRUST DATED OCTOBER 11, 1997, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lots 5 and 6, Tract 1285, MALLARD BAY, in the County of
Klamath, State of Oregon.

Code 118, Map 3407-31CO, Taxlot 1000 Code 118, Map 3407-31CO,
Taxlot 1100

"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 30.390."

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
\$280,000.00

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 13th day of April, 2000.

Edward L. Britton
EDWARD L. BRITTON

Alma D. Britton
ALMA D. BRITTON

STATE OF Oregon, County of Klamath) ss.

On April 13, 2000, personally appeared
Edward L. Britton and Alma D. Britton who
acknowledged the foregoing instrument to be their voluntary act
and deed.

Vickie Blankenburg
Notary Public for Oregon, Klamath Falls
My Commission Expires 7-01-2001

