

200 JUN -9 PM 1:40

MT51025-KR
WARRANTY DEED

Vol. M00 Page 21011

DONALD L. PHILLIPS AS TRUSTEE OF THE PHILLIPS TRUST DATED NOVEMBER 3, 1989., Grantor(s) hereby grant, bargain, sell, warrant and convey to: JEFFREY L. HOLCOMB and KELLY K. STRAUSSER, with the rights of survivorship, 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:

THE SOUTH 744 FEET OF THE FOLLOWING DESCRIBED PARCEL: ALL OF THAT PORTION OF THE SW1/4 SE1/4 OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING EAST OF THE "G" CANAL, AND SOUTHERLY AND WESTERLY OF HILL ROAD.

ACCT# 4010-500-1700

KEY# 96504

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 218,000.00.

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

Dated this 8th day of June, 2000.

THE PHILLIPS TRUST DATED NOVEMBER 3, 1989
By: Donald L. Phillips
DONALD L. PHILLIPS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2000 by DONALD L. PHILLIPS AS TRUSTEE OF THE PHILLIPS TRUST DATED NOVEMBER 3, 1989



Kristil Redd
(Notary Public for Oregon)

My commission expires

11/16/2003

ESCROW NO. MT51025-KR

Return to:
JEFFREY L. HOLCOMB
10111 DEHLINGER LANE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 06/09/00, at 1:40 p.m.
In Vol. M00 Page 21011
Linda Smith,
County Clerk Fee\$ 21.00

M
21.00