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Vol M01 Page

4837



Joseph Scott Edgar and
Alfred L. Edgar

Grantor's Name and Address
Bryan Phillips and
Dack Doggett

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Bryan Phillips, et al
P.O. Box 7354
Klamath Falls, OR 97602

Until requested otherwise, send all tax statements to (Name, Address, Zip):
same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 02/06/01, at 3:19 p. m.

In Vol. M01 Page 4837

Linda Smith,

County Clerk Fee \$ 21.00

Deputy.

mtc S3607-ms

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JOSEPH SCOTT EDGAR AND ALFRED L. EDGAR

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

BRYAN PHILLIPS AND DACK DOGGETT, each as to an undivided 1/2 interest

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOTS 14C, 14D AND 14E IN BLOCK 4 OF RAILROAD 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state):

_____, and that grantor will warrant and forever defend the 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 \$ 63,000.00 . However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument this on JANUARY 25, 2001; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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.

Joseph Scott Edgar
Alfred L. Edgar

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on JANUARY 25, 2001
by Alfred L. Edgar Joseph Scott Edgar

This instrument was acknowledged before me on _____

by _____

as _____



Notary Public for Oregon

My commission expires 12-05-04