

WARRANTY DEED

AMT 54980-MS

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PHILLIP EUBANKS and SANDRA EUBANKS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: SHAYE L. EUBANKS, AND PHILLIP L. EUBANKS AND SANDRA J. EUBANKS, NOT AS TENANTS IN COMMON, BUT WITH 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 N 1/2 N1/2 S 1/2 OF LOT 1, GIENGER'S HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-002CA-00400-000 518210

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 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2354 WIARD STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of Oct 2001

Phillip Eubanks
PHILLIP EUBANKS
Sandra Eubanks
SANDRA EUBANKS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 5, 2001 by PHILLIP EUBANKS AND SANDRA EUBANKS.

Marjorie A Stuart
(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT54980-MS
Return to:
SHAYE L. EUBANKS
2354 WIARD STREET
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 10/08/01 at 11:14 a. m.
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Linda Smith,
County Clerk Fee \$ 21.00

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