

NN
01 NOV 30 AM 11:13Vol M01 Page 61050
STATE OF OREGON, } ss.

James L Phelan III
P.O. Box 430
Fort Klamath, OR 97626
Grantor's Name and Address

Lori M Knobbe
P.O. Box 37
Crater Lake, OR 97604
Grantee's Name and Address

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

James L Phelan III
P.O. Box 430
Fort Klamath, OR 97626

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

James L Phelan III
P.O. Box 430
Fort Klamath, OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 11/30/01 11:13 a m.Vol M01, Pg 61050

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that James L Phelan IIIhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lori M. Knobbe

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 5 and 6 in Block 1 of Hoyt's Addition to Fort Klamath, Oregon.

The intent of this document is to convey 50% ownership of the above named property and improvements to the grantee.

(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 \$ 1.00. ^① 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. ^① (The sentence between the symbols ①, 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 26 November 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.

James L Phelan III

STATE OF OREGON, County of KLAMATH) ss.

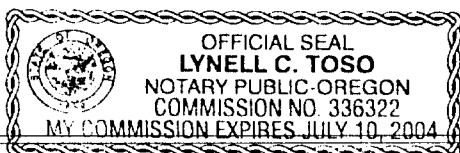
This instrument was acknowledged before me on NOVEMBER 26, 2001
by JAMES L. PHELAN

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lynell C. Toso
Notary Public for Oregon

My commission expires 7/10/2004oc
21 ch