

01 NOV 30 PM3:16

MT55574-KR
WARRANTY DEED

Vol M01 Page 61204

ROBERT PHILLIPS & LAURANCE PHILLIPS doing business as NORTHWEST CONSTRUCTION,
an Oregon assumed business name,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS CHARLES WILCOX ^{an unmarried man} and DIANE RENE GIFFIN ^{an unmarried woman} 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 West 1/2 of Lots 1 and 2 in Block 33, WEST KLAMATH, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT #3908-013DA-04300

KEY #496859

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 \$ 56,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: **5294 PEGGY AVENUE, KLAMATH FALLS, OR 97601**

Dated this 29 day of Nov., 01.

NORTHWEST CONSTRUCTION, AN OREGON
ASSUMED BUSINESS NAME

BY: Robert Phillips
ROBERT PHILLIPS, OWNER

BY: Laurance Phillips
LAURANCE PHILLIPS, OWNER

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo

} ss.

On Nov. 29, 2001, before me, Patricia Taylor, Notary
personally appeared ROBERT PHILLIPS & LAURANCE PHILLIPS doing business as
NORTHWEST CONSTRUCTION personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) (is/are) subscribed to
the within instrument and acknowledged to me that executed the same in
authorized capacity(ies), and that by signatures(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

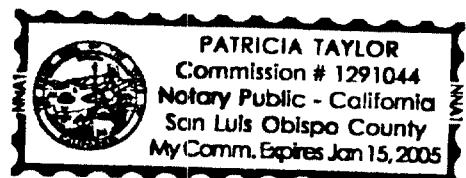
WITNESS my hand and official seal.

Signature Patricia Taylor

State of Oregon, County of Klamath
Recorded 11/30/01 3:16 P. m.
Vol M01, Pg 61204-05
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

ESCROW NO. MT55574-KR

Return to:
DENNIS CHARLES WILCOX
5294 PEGGY AVENUE
KLAMATH FALLS, OR 97601



STATE OF ~~CALIFORNIA~~ ^{OREGON}

61205

COUNTY OF Klamath

} ss.
}

On November 30, 2001 before me, Kristi L. Redd
personally appeared ~~ROBERT PHILLIPS & LAURANCE PHILLIPS~~ doing business as
NORTHWEST CONSTRUCTION ~~personally known to me (or proved to me on the basis of~~
satisfactory evidence) to be the person(~~x~~) whose name(~~x~~) is/are subscribed to
the within instrument and acknowledged to me that executed the same in
authorized capacity(~~ies~~), and that by signatures(~~x~~) on the instrument the
person(~~x~~) or the entity upon behalf of which the person(~~x~~) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature

Kristi L. Redd

