

'01 DEC 3 AM 11:19

MT 55799-LW
WARRANTY DEED

Vol M01 Page 61537

MICHAEL W. BERRY,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARK W. PHIPPS and TRACY L. BENJAMIN, 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:

LOT 4 IN BLOCK 63 OF KLAMATH FALL FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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3711-033D0-00400

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 \$ 9,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 709 CROW ROAD, RED FEATHER LAKES, CO 80545

Dated this 24 day of Nov, 01.

Michael W Berry
MICHAEL W. BERRY

STATE OF CALIFORNIA

COUNTY OF ORANGE

} ss.

On NOVEMBER 24, 2001 before me, JOSEPH G. VANDERHOFF personally appeared MICHAEL W. BERRY 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 HE executed the same in HE authorized capacity(ies), and that by HE 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

Joseph G. Vanderhoff

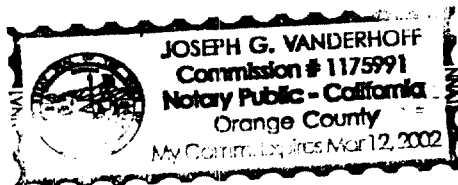
ESCROW NO. MT55799-LW

Return to:

MARK W. PHIPPS

709 CROW ROAD

RED FEATHER LAKES, CO 80545



State of Oregon, County of Klamath
Recorded 12/03/01 11:19 a. m.
Vol M01, Pg 61537
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1