



After recording return to:

Mark D. Phillips

PO Box 173

LaPine, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

Mark D. Phillips

PO Box 173

LaPine, OR 97739

Escrow No. 026038

Title No. K-58452

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/03/2002 1:03 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

STATUTORY WARRANTY DEED

James R. DeLaRosa and Donna DeLaRosa, Grantor, conveys and warrants to Mark D. Phillips

Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11, Block 2, WAGON TRAIL ACREAGES NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free of liens and encumbrances, EXCEPT:

Easements, Covenants, Conditions and Restrictions of record, if any.

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 consideration for this conveyance is \$125,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of March, 2002.

James R. DeLaRosa
James R. DeLaRosa

Donna DeLaRosa
Donna DeLaRosa

STATE OF Oregon
County of Lincoln

} ss.

This instrument was acknowledged before me on this 29 day of March, 2002
by James R. DeLaRosa and Donna DeLaRosa



Kathleen L. McDonald

Notary Public for Oregon

My commission expires: 1/20/03