

'02 APR 26 AM 10:21

State of Oregon, County of Klamath
 Recorded 04/26/2002 10:21 a m.
 Vol M02, Pg 24612-13
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

Recording requested and
 when recorded return to:

Thomas J. Sayeg
 Karnopp, Petersen, Noteboom
 Hansen, Arnett & Sayeg, LLP
 1201 NW Wall Street, Suite 300
 Bend, Oregon 97701-1957

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

William Kent Phillipps
 P.O. Box 1091
 Clatskanie, OR 97016

The true consideration for this conveyance is for estate planning purposes.

BETTY JANE PHILLIPPS, as Trustee of the Phillipps Revocable Trust U/T/A dated August 17, 1999, Grantor, conveys and warrants to **WILLIAM KENT PHILLIPPS** and **LINDA GAIL PHILLIPPS**, husband and wife, Grantee, whose address is P.O. Box 1091, Clatskanie, Oregon 97016, the following real property located in Klamath County, Oregon free of encumbrances except covenants, conditions, restrictions, liens and encumbrances of record as of the date hereof:

Lot #25: E1/2 E1/2 N1/2 SW1/4 SW1/4 Section 10, TWP25S, R8E, W.M. Ten acres m or l. Subject to a thirty foot (30 ft.) wide easement parallel and along North, South and East boundary for mutual roadway and all roadway purposes and subject to a twenty foot (20 ft.) easement across property for power utility use.

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

Karnopp, Petersen, Noteboom, Hansen, Arnett & Sayeg, LLP
 ATTORNEY'S AT LAW

Riverpointe One • 1201 N.W. Wall Street, Suite 300 • Bend, Oregon 97701-1957 • (541) 382-3011

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DATED this 12th day of April, 2002.

Phillipps Revocable Trust U/T/A dated August 17, 1999

Betty Jane Phillipps
BETTY JANE PHILLIPPS, Trustee

STATE OF OREGON)
County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 12th day of April, 2002, by **BETTY JANE PHILLIPPS, Trustee of the Phillipps Revocable Trust U/T/A dated August 17, 1999.**



Lorelai Dacus
NOTARY PUBLIC FOR OREGON