

02 NOV 15 PM 3:22

Vol M02 Page 66493

WHEN RECORDED MAIL TO:

of GIACOMINI LAW OFFICE
115 N 5th Street, Suite 202
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 11/15/2002 3:22 p.m.
Vol M02, Pg 66493-95
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

MAIL TAX STATEMENTS TO:

Wayne E. Phillips and Connie B. Phillips
1415 N Eldorado Avenue
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Wayne E. Phillips, Trustee of the Phillips Family Revocable Living Trust utu 03/19/93, amended by First Amendment dated 05/18/98
GRANTOR, conveys to

Wayne E. Phillips and Connie B. Phillips, husband and wife as tenants by the entirety,

GRANTEE, the following described real property situate in Klamath County, State of Oregon:

Lot 5, Block 28, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, state of Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; conditions, restrictions as shown on the recorded plat of Hot Springs Addition; mortgage, including terms and provisions, recorded on April 25, 1978, in Book M-78 at page number 8082, Microfilm Records of Klamath County, Oregon; assumption of mortgage, including terms and provisions, recorded on October 7, 1980, in Book M-80 at page number 19392 Microfilm Records of Klamath County, Oregon; all of which GRANTEE assumes and hereby agrees to pay and perform according to the terms thereof; easements and rights of way of record and apparent thereon.

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 paid for this transfer, stated in terms of dollars, is \$13,000. However, the actual consideration consists of the unpaid balance of principal and interest due or to become due under the assumed mortgages.

In construing this deed and where the context so requires, the singular includes the plural.

Dated: November 14, 2002

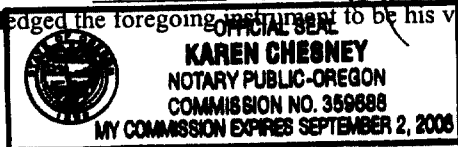
Wayne E. Phillips
Wayne E. Phillips

STATE OF OREGON)

County of Klamath) ss.

On the 14th day of November, 2002, personally appeared the above named Wayne E. Phillips and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me

Notary Public for Oregon

My Commission expires: 9-2-02

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI LAW OFFICE, 115 N 5th Street, Suite 202, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759

WHEN RECORDED MAIL TO:

GIACOMINI LAW OFFICE
115 N 5th Street, Suite 202
Klamath Falls, OR 97601

66494

CONVEYANCE CERTIFICATION OF PHILLIPS FAMILY REVOCABLE LIVING TRUST

This certification of trust is executed pursuant to Oregon Statute.

1. The PHILLIPS FAMILY REVOCABLE LIVING TRUST was created by that certain Trust Agreement uti 03/19/93, and amended by First Amendment dated 05/18/98.
2. Wayne E. Phillips and Helen J. Phillips were Trustor and Trustee. By reason of the death of Helen J. Phillips on June 28, 1998 and the Successor Trustee provisions of the Phillips Family Revocable Living Trust, Wayne E. Phillips is the currently acting Trustee.
3. The Trust Powers include at least all those Trust Powers contained in the Uniform Trustees' Powers Act set forth in ORS 128.003 to 128.045.
4. The mailing address for the currently acting Trustee is as follows:

Wayne E. Phillips—1415 N Eldorado Avenue, Klamath Falls, OR 97601.
5. The Trust is irrevocable by Trustor.
6. The Trust cannot be modified or amended by the Trustor.
7. Only the currently acting Trustee is required to sign in order to exercise Trust Powers.
8. The taxpayer identification number for the Trust is: 540-26-8481
9. Title to Trust assets should be taken as follows:

"WAYNE E. PHILLIPS, TRUSTEE, OR THE SUCCESSOR TRUSTEE, OF THE PHILLIPS FAMILY REVOCABLE LIVING TRUST UTA 03/19/93, AMENDED 05/18/98".
10. The Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification to be incorrect.
11. This Certification shall be construed so that the singular shall include the plural as the context requires.
12. This Certification shall not be construed as amendatory of the Trust Agreement.

DATE

November 14, 2002

SIGNATURES

Wayne E. Phillips
Wayne E. Phillips

66495

STATE OF OREGON

COUNTY OF KLAMATH

ss.

On this 17th day of November, 2001, personally appeared WAYNE E. PHILLIPS who acknowledged the foregoing instrument to be his voluntary acts and deed.

(SEAL)

Karen Chesney
Notary Public

My Commission expires 9-2-06

