

02 DEC 16 PM 11:15

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After Recording Return to:

ROGER W. PHILLIPS

~~621 Mitchell Street~~

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ROGER W. PHILLIPS

~~621 Mitchell Street~~

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 12/16/2002 11:15 a. m.

Vol M02, Pg 73041

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

C. NEIL HAWKINS TRUSTEE OF THE C. NEIL HAWKINS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2000, herein called grantor, convey(s) to ROGER W. PHILLIPS, AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 40 feet of the South 80 feet of Lots 41 and 42 of the Resubdivision of Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$22,000.00.
(here comply with the requirements of ORS 93.930)

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.

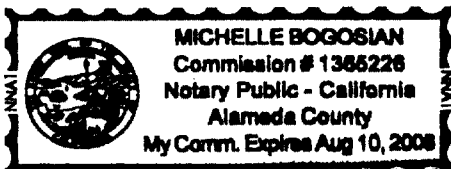
Dated 12-13-02

C. NEIL HAWKINS TRUSTEE OF THE C. NEIL HAWKINS
REVOCABLE LIVING TRUST DATED OCTOBER 19, 2000

C. Neil Hawkins
C. NEIL HAWKINS, TRUSTEE/INDIVIDUAL

STATE OF CALIF., County of ALAMEDA) ss.

On December 13, 2002 personally appeared the above named C. NEIL HAWKINS TRUSTEE OF THE C. NEIL HAWKINS REVOCABLE LIVING TRUST DATED OCTOBER 19, 2000 and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Michelle Bogosian
Notary Public for
My commission expires: Aug 10, 2006

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056263

21A