



mt 59042 -w

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DANIEL I. PHELPS

PO BOX 1256

CHILOQUIN, OR 97624

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

DANIEL I. PHELPS

PO BOX 1256

CHILOQUIN, OR 97624

Escrow No. MT59042-LW

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State of Oregon, County of Klamath

Recorded 03/10/2003 3:04 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

03 MAR 10 PM 3:04

WARRANTY DEED

JUNE FITTS, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DANIEL I. PHELPS and SANDYLEE A. PHELPS, as tenants by the entirety, 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:

Parcel 1 of Land Partition 36-92, said Land Partition being situated in Government
Lots 21 and 28 in Section 3, Township 36 South, Range 7 East, Willamette Meridian,
Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is \$25,000.00.

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 this 2-28-03 day of _____, _____.

June Fitts
JUNE FITTS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 28, 2003 by JUNE FITTS.



Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003