

03 APR 2 PM 10:34

ASPEN 56584

After Recording Return to:

HAROLD S. TICE

JUDITH M. NICHOLSON

950 Patterson

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

HAROLD S. TICE

JUDITH M. NICHOLSON

Same as Above

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State of Oregon, County of Klamath

Recorded 04/02/2003 10:34 A.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

WARRANTY DEED

(INDIVIDUAL)

WAYNE E. PHILLIPS TRUSTEE OF THE PHILLIPS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 19, 1993, herein called grantor, convey(s) to HAROLD S. TICE and JUDITH M. NICHOLSON, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 4, 5 and 6, Block 10, DIXON 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.

TOGETHER WITH that portion of vacated Gibbs Street adjoining that inured thereto by Ordinance No. 97-22.

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 \$60,000.00.
(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 April 1, 2003.

WAYNE E. PHILLIPS TRUSTEE OF THE PHILLIPS
FAMILY REVOCABLE LIVING TRUST AGREEMENT
DATED MARCH 19, 1993

Wayne E. Phillips
WAYNE E. PHILLIPS, TRUSTEE/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

On April 1, 2003 personally appeared the above named WAYNE E. PHILLIPS TRUSTEE OF THE PHILLIPS FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 19, 1993 and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00056584

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

Official Seal

