



MTL 56391-MS

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'03 MAY 20 PM3:00

After recording return to:
JAMES MURPHY

P.O. BOX 37

BEAVERCREEK, OR 97004

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

JAMES MURPHY

P.O. BOX 37

BEAVERCREEK, OR 97004

Escrow No. MT56391-MS

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 05/20/2003 3:00 p m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

VIRGINIA R. PHILLIPS, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES MURPHY and DANA MURPHY, husband and wife, 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:

LOT 12 IN BLOCK 72 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

464884

3811-010C0-01100

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 12 day of May, 2003.

X Virginia R. Phillips
VIRGINIA R. PHILLIPS

State of Colorado
County of Weld

This instrument was acknowledged before me on May 12, 2003 by VIRGINIA R.
PHILLIPS.

Ela Vera Scottman
(Notary Public)

My commission expires My Commission Expires August 23, 2006

