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Vol M03 Page 48781

State of Oregon, County of Klamath  
Recorded 07/14/2003 11:55a m.  
Vol M03 Pg 48781-82  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2



C03 105  
**TICOR TITLE™**

**After Recording Return To:**

Ticor Title  
1020 Main Street  
PO Box 2100  
Lebanon OR 97355-3206

**Send Tax Statements To:**

Mark E McDonald  
Janet M McDonald  
591 Nandina St  
Sweet Home OR 97386

~~Title Order No. 19-72664~~ N/A

~~Escrow No. 19-72664~~

~~Tax Account No.~~

**WARRANTY DEED**

(ORS 93.850)

Aaron Phillips and Linda Phillips, as tenants by the entirety, Grantor, conveys and warrants to Mark E McDonald and Janet M McDonald, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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 consideration for this conveyance is \$7,000.00.

Dated this 10 day of July, 2003.

Aaron Phillips  
Aaron Phillips

Linda M. Phillips  
Linda Phillips

State of OR, County of Klamath )ss.

This instrument was acknowledged before me on 7-10, 2003  
by Aaron Phillips and Linda Phillips.

Nichole Kephart  
Notary Public

My commission expires: 5-10-06



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**EXHIBIT 'A'**

**Lot 20, Block 21, SPRAGUE RIVER VALLEY ACRES, 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

*LMP.*  
*a.c.R.* and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above. *[Signature]*

Unofficial  
Copy