

MTC- 61630KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
THE JUBILADO TRUST U/A/D FEBRUARY
28, 1997

P.O. Box 323
Jacksonville, OR 97530

State of Oregon, County of Klamath
Recorded 07/23/2003 3:55 p m
Vol M03 Pg 52119
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

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

THE JUBILADO TRUST U/A/D FEBRUARY
28, 1997

P.O. Box 323
Jacksonville, OR 97530

Escrow No. MT61630-KR

WARRANTY DEED

DERRICK R. PHILLIPS, Grantor(s) hereby grant, bargain, sell, warrant and convey to LOUIS A. SEQUEIRA & HEDY SCHOONOVER, TRUSTEES OF THE JUBILADO TRUST U/A/D FEBRUARY 28, 1997, 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 1 in Block 30 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of the Grantor.

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 22 day of July, 2003.

Derrick R. Phillips
DERRICK R. PHILLIPS

STATE OF ~~CALIFORNIA~~ ILLINOIS }

COUNTY OF ~~KLAMATH~~ COOK } ss.

On JULY 22, 2003 before me, DERRICK R. PHILLIPS personally appeared DERRICK R. PHILLIPS personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sheila A. McLearn

