

03 SEP 10 PM 11:07

MT- 62694

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

WAYNE E. PHILLIPS
1415 N. ELDORADO AVE
KLAMATH FALLS, OR 97601

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

WAYNE E. PHILLIPS
1415 N. ELDORADO AVE
KLAMATH FALLS, OR 97601

Escrow No. AS0760203

Title No. _____

State of Oregon, County of Klamath
Recorded 09/10/03 11:07A m
Vol M03 Pg 67280
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

YAIR STRAUSS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

WAYNE E. PHILLIPS AND CONSUELO B. PHILLIPS, 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:

**LOTS 197, 198, 199, 200 AND 201, RESUBDIVISION OF THE SOUTHERLY PORTION
OF TRACTS (B) AND (C), FRONTIER TRACTS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.**

**3606-009DA-06400-000
3606-009DA-06500-000**

Grantor is lawfully seized in fee simple on the above granted premises, SUBJECT
TO: all those items of record if any, as of the date of this deed and those
shown below, if any:

**SUBJECT TO: 2003-2004 REAL PROPERTY TAXES, A LIEN, NOT YET DUE AND
PAYABLE.**

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 \$ **14,000.00.**

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 DERIVED IN ORS 30.930.

Dated this 9th day of September, 2003

Yair Strauss
YAIR STRAUSS

State of Oregon
County of JACKSON



This instrument was acknowledged before me on September 9th, 2003 by YAIR
STRAUSS.

Eva Vineyard
(Notary Public for Oregon)
My commission expires 4/30/04

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