



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

KASEY J. PHILLIPS

2015 GETTLE STREET

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 09/24/03 3:19 P. m

Vol M03 Pg 71307-08

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

KASEY J. PHILLIPS

2015 GETTLE STREET

KLAMATH FALLS, OR 97603

Escrow No.

MT62306-MS

## WARRANTY DEED

TERESA ANN FITZGERALD, Grantor(s) hereby grant, bargain, sell, warrant and convey to KASEY J. PHILLIPS and AMIE M. PHILLIPS, as tenants by the entirety, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

517989

3909-002BD-08700

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 \$120,700.00.

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 24 day of September 2003

  
TERESA ANN FITZGERALD

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9/24/03 by TERESA ANN FITZGERALD.

  
(Notary Public for Oregon)



My commission expires 12/20/06

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the East half of West half of West half of Southeast quarter of Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88° 57' East 330.02 feet from the Southwest corner of said Southeast quarter of Northwest quarter; thence North 0° 35' West 1,188.80 feet along the East line of the East half of West half of West half of Southeast quarter of Northwest quarter of said Section to a point, which said point is the true point of beginning of this description; thence continuing North 0° 35' West along said East line a distance of 75 feet; thence South 89° 25' West a distance of 135 feet to a point; thence South 0° 35' East a distance of 75 feet; thence North 89° 25' East 135 feet to the true point of beginning.

Account No.:

3909-002BD-08700-000

Key No.: 517989