

EA  
03 SEP 30 PM 2:43

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

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David Philippe Sr. & Donna Philippe  
304 N. 9th St./5145 Barry ave  
Klamath Falls Or. 97601

Grantor's Name and Address

David Philippe Jr.  
304 N. 9th st.  
Klamath Falls Or. 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

David Philippe Jr.  
304 N. 9th st.  
Klamath Falls Or. 97601  
And if requested, otherwise, send all tax statements to (Name, Address, Zip):  
David Philippe Jr.  
304 N. 9th Klamath Falls Or. 97  
97601SPACE RESERVED  
FOR  
RECORDER'S USEState of Oregon, County of Klamath  
Recorded 09/30/03 2:43 P in  
Vol M03 Pg 72798  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

ixed.

puty.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that David Philippe Sr. & Donna Philippe  
5145 Barry ave. (304 N. 9th) Klamath Falls or. 97601  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by David Philippe Jr.  
304 N. 9th Klamath Falls or. 97601  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows, to-wit:All that portion of Lots 1 and 2 in block 43 of Nichols Addition to the City  
of Klamath Falls, Oregon, according to the official plat thereof on file  
in the office of the County clerk of Klamath County, Oregon more  
particularly described as follows:Beginning at a point formed by the intersection of the Northerly  
line of High street with the Westerly line of Ninth street; thence  
Northwesterly along the Westerly line of Ninth street 40 feet; thence S  
Southwesterly and parallel with High Street 80 feet; thence southeasterly  
and parallel with Nith street 40 feet to the northerly line of  
High street; Thence Northeasterly along the Northerly line of high  
Street 80 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

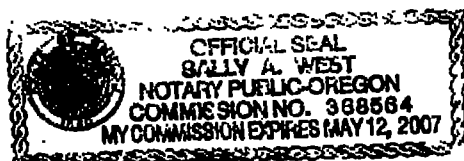
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
No Exceptions\_\_\_\_\_, and that  
grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 39,500.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate  
which) consideration. (The sentence between the symbols  $\phi$ , if not applicable, should be deleted. See ORS 93.030.)In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.In witness whereof, the grantor has executed this instrument on X 9-30-03; if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.X David Philippe Sr.  
X Donna PhilippeSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on Sept. 30, 2003  
by Donna & David Philippe

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires May 12, 2007

21 CA