



NJC-63604TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

FRANK KREBS

1410 W. 25TH AVENUE

EUGENE, OR 97405-1815

State of Oregon, County of Klamath

Recorded 03/02/2004 3:02P mVol M04 Pg 12277-78

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:

FRANK KREBS

1410 W. 25TH AVENUE

EUGENE, OR 97405-1815

Escrow No. MT63604-TM

STATUTORY WARRANTY DEED

BRYAN PHILLIPS and DACK DOGGETT, Grantor(s) hereby convey and warrant to **FRANK KREBS**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lots 14C, 14D and 14E in Block 4 of RAILROAD 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.

Tax Account No.: 3809-033BB-02900-000

Key No.: 415027

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$93,000.00**.

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 DEFINED IN ORS 30.930.

Dated this 23rd day of February, 2004.


BRYAN PHILLIPS


DACK DOGGETT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 23, 2004 by BRYAN PHILLIPS and ~~DACK DOGGETT~~.


(Notary Public for Oregon)
My commission expires 6-19-04

2600


12278

State of Oregon

County of Clatsop

On this 23 day of Feb., 2004, personally appeared BRYAN PHILLIPS, as attorney in fact for DACK DOGETT and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 6-19-04

