

04 APR 8 PM3:05

MT-64124 MS



State of Oregon, County of Klamath
Recorded 04/08/2004 3:05 p m
Vol M04 Pg 20248
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:
JEFFREY A. PHILLIPS
600 ROOSEVELT STREET
KLAMATH FALLS, OR 97601

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

JEFFREY A. PHILLIPS
600 ROOSEVELT STREET
KLAMATH FALLS, OR 97601

Escrow No. MT64124-MS

STATUTORY WARRANTY DEED

JAN VANALLEN, Grantor(s) hereby convey and warrant to JEFFREY A. PHILLIPS, 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 4 and 5 of Block 21, FIRST ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northwesterly 47 feet of Lot 4.

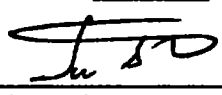
Tax Account No.: **3809-029CD-13700-000** Key No.: **368729**

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 **\$135,000.00**.

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.

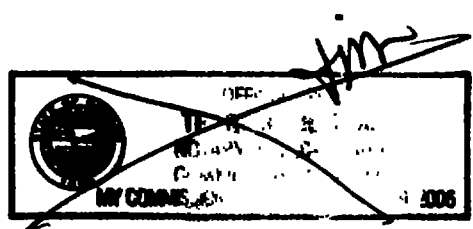
Dated this 7 day of April, 04.




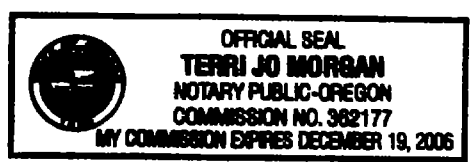
JAN VANALLEN

State of Oregon
County of

This instrument was acknowledged before me on April 7, 2004 by JAN VANALLEN.




(Notary Public for Oregon)
My commission expires 12-19-06



2/10 AM