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State of Oregon, County of Klamath
Recorded 08/24/04 11:43 a m
Vol M04 Pg 56087
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED -- STATUTORY FORM

BANK ONE NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING
CORPORATION, AS ESTATE IN FEE SIMPLE., Grantor,

conveys and warrants to

MARY ANNE PHILLIPS, ~~an individual~~, ~~Grantee~~, DAVID LORD, AND ALIKA LORD, NOT AS
TENANTS IN COMMON, BUT WITH THE RIGHTS OF SURVIVORSHIP.
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 7 Block 9 Wagon Trail Acreages No. 1, Second Addition, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No(s): 128631
Map/Tax Lot No(s): 2309-1C-800

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$65,000.00 .

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 20th day of August, 2004.

BANK ONE NATIONAL ASSOCIATION

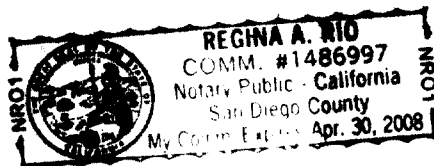
BY: Amell

AS: Asst. Vice President

STATE OF CALIFORNIA, COUNTY OF SAN DIEGO) SS.

This instrument was acknowledged before me on August 20th, 2004 by
BY: Teri Mullin AS: AVP, FOR: Bank One.

Regina A. Rio
(Notary Public)
My commission expires 4-30-08



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

MARY ANNE PHILLIPS
9301 SW 5TH ST
WILSONVILLE, OR 97070-7721

TITLE NO. 14-0061804
ESCROW NO. 14-0061804

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