

05 JAN 14 PM 3:37



mtc-65638LW

Vol M05 Page 03306

After recording return to:  
EDWARD D. PHELPS  
637 CONCERTO GLEN  
ESCONDIDO, CA 92025

THIS SPACE  
State of Oregon, County of Klamath  
Recorded 01/14/05 3:37P m  
Vol M05 Pg 03306  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

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

EDWARD D. PHELPS  
637 CONCERTO GLEN  
ESCONDIDO, CA 92025

Escrow No. MT65638-LW

### SPECIAL WARRANTY DEED

**EDWARD D. PHELPS AND KATHRYN M. PHELPS, AS TENANTS BY THE ENTIRETY** Grantor(s)  
hereby grant, bargain, sell, warrant and convey to **EDWARD D. PHELPS and KATHRYN M. PHELPS,**  
**TRUSTEES OF THE PHELPS TRUST DATED NOVEMBER 2, 2000**, 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:

Lot 311, REPLAT OF RUNNING Y RESORT, PHASE 4, FIRST ADDITION, according  
to the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

Tax Account No: 3808-009D0-80012-000

Key No: 884390

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 claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **\$-0-**.

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.

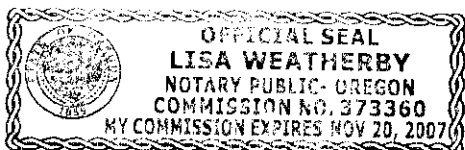
Dated this 14 day of January, 05

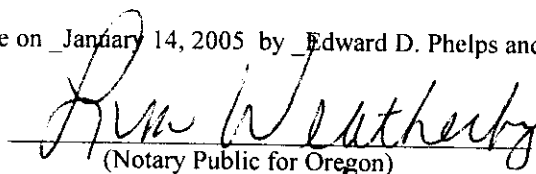
  
EDWARD D. PHELPS

  
KATHRYN M. PHELPS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 14, 2005 by Edward D. Phelps and Kathryn M. Phelps



  
(Notary Public for Oregon)

My commission expires 11/20/07

2/10 am