



After recording return to:  
Cyril E. Phillips and Beth A. Phillips  
PO Box 26  
Malin, OR 97632

Until a change is requested all tax statements  
shall be sent to the following address:  
Cyril E. Phillips and Beth A. Phillips  
PO Box 26  
Malin, OR 97632

File No.: 7021-570712 (SAC)  
Date: May 12, 2005

THIS SPACE R

State of Oregon, County of Klamath  
Recorded 06/01/05 11:47a m  
Vol M05 Pg 40595-97  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

### STATUTORY WARRANTY DEED

**James R. Moore and Donna R. Moore as tenants by the entirety**, Grantor, conveys and warrants to **Cyril E. Phillips and Beth A. Phillips as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$139,500.00**. (Here comply with requirements of ORS 93.030)


Dated this 25 day of May, 2005


40596

APN: 110720

Statutory Warranty Deed  
- continued

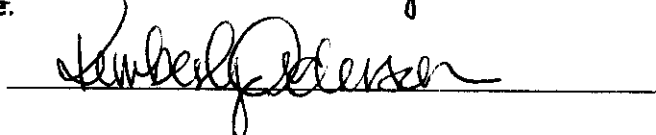
File No.: 7021-570712 (SAC)  
Date: 05/12/2005

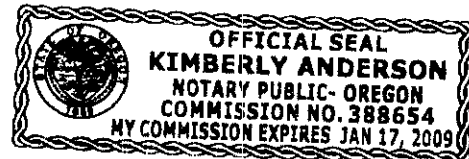
  
James R. Moore

  
Donna R. Moore

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 25 day of May, 2005  
by **James R. Moore and Donna R. Moore.**

  
Notary Public for Oregon  
My commission expires: 1/17/09

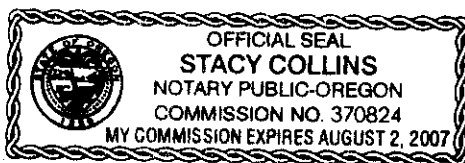


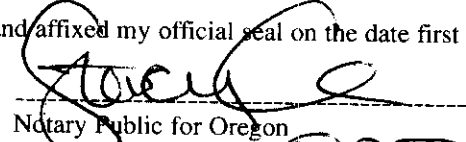
STATE OF OREGON,  
County of Klamath } ss.

On May 31, 2005, before me personally appeared Donna R. Moore

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



  
Notary Public for Oregon  
My commission expires 2007

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

**40597**

APN: **110720**

Statutory Warranty Deed  
- continued

File No.: **7021-570712 (SAC)**  
Date: **05/12/2005**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Beginning at the Southeast corner of the NW 1/4 SE 1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence North 125 feet to the Depot Road; thence in a Southwesterly direction along said Depot Road 100 feet, more or less, to the Northeast corner of a Tract deeded to Leo King and Mildred King, recorded in Volume 196 page 95, Deed records of Klamath County, Oregon; thence South along the East boundary of the last mentioned tract, 93 feet, more or less; thence East 92 feet to the place of beginning.