

05 JUN 14 PM 3:05

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State of Oregon, County of Klamath
Recorded 06/14/05 3:06 p m
Vol M05 Pg 44466
Linda Smith, County Clerk
Fee \$ 21.88 # of Pgs 1

After Recording Return to:
ARTHUR R. BELSKY and LILLIAN M. BELSKY

17606 Soregal Ave. Klamath Falls OR. 97603

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

ARTHUR R. BELSKY and LILLIAN M. BELSKY
Same as above

Aspen
W583ms
WARRANTY DEED
(INDIVIDUAL)

LILLIAN

DEAN PHILLIPS and JULIE PHILLIPS, herein called grantor, convey(s) to **ARTHUR R. BELSKY and LILLIAN M. BELSKY**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 10, KLAMATH LAKE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-019DB TL 04700 KEY# 437058

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$80,250.00**.
(here comply with the requirements of ORS 93.930)

D.B.
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 **June 13, 2005**.

[Signature]
DEAN PHILLIPS
[Signature]
JULIE PHILLIPS

STATE OF OREGON, County of **Klamath**) ss.

On June 14, 2005 personally appeared the above named **DEAN PHILLIPS and JULIE PHILLIPS** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061583

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

