

05 JUL 5 PM 3:15



MT70302-KR

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THIS SPACE RESERVED

State of Oregon, County of Klamath
Recorded 07/05/05 3:15 p m
Vol M05 Pg 50932
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

After recording return to:

Anthony David Phillips

6324 Juniper Way

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Anthony David Phillips

6324 Juniper Way

Klamath Falls, OR 97603

Escrow No.

MT70302-KR

STATUTORY WARRANTY DEED

RED MTN. DEVELOPMENT CO. INC., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Anthony David Phillips and Elizabeth Phillips, as tenants by the entirety**, 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:

Lot 29 of TRACT 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3407-022D0-01000-000

Key No: 883889

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 **\$47,850.00**.

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 30 day of June, 2005

Red Mtn. Development Co. Inc., an Oregon Corporation

By: [Signature]

Tim Larkin, Authorized Signer



State of Oregon

County of Deschutes

This instrument was acknowledged before me on June 30, 2005 by Tim Larkin as Authorized Signer for RED MTN. DEVELOPMENT CO. INC., an Oregon Corporation

[Signature]
(Notary Public for Oregon)

My commission expires 1-20-06

2/10 am