



MTT-70745 UW

State Of Oregon, County Of Klamath

M05-61849

08/12/2005 02:52:45 PM

Of Pages 3 Fee: \$31.00

After recording return to:

MICHAEL GREGORY PHILLIPS

3812 GREENLEAF DRIVE

PORTLAND, OR 97221

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

MICHAEL GREGORY PHILLIPS

3812 GREENLEAF DRIVE

PORTLAND, OR 97221

Escrow No. MT70745-LW

Title No. 0070745

SWD

STATUTORY WARRANTY DEED

JOHN E. MOBLEY and NANCY LEE MOBLEY, as tenants in common, Grantor(s) hereby convey and warrant to **MICHAEL GREGORY PHILLIPS and NANCY ANNE 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:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the 1/4 section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89 degrees 44' 00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during Recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5 degrees 08' 41" West along said Easterly boundary 37.00 feet to a point marked by a 5/8" iron pin; thence North 5 degrees 08' 41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84 degrees 51' 19" West 300.00 feet to a point on the West line of the E1/2 SW1/4 of said Section 2; thence North 5 degrees 08' 41" West along said West line of the E1/2 SW1/4 865.57 feet to a point; thence South 89 degrees 47' 23" East 1975.59 feet to a point; thence North 4 degrees 34' 16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89 degrees 48' 03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1 degree 54' 32" East, along the East line of the W1/2 SE1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89 degrees 44' 00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM:

3/00

A parcel of land situate in the South one half of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 2; thence North 89 degrees 48' 03" West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South 04 degrees 34' 16" East, 442.30 feet; thence North 89 degrees 47' 23" West, 655.94 feet to a point on the North-South center of said section line; thence South 04 degrees 34' 16 East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to a point on the East line of the West one half of the SE1/4 of said Section 2; thence North 01 degrees 54' 32" West along said East line, 1369.53 feet to the point of beginning.

(Legal Description Exhibit A Continued)

PARCEL 2

A parcel of land situate in the South one half of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more specifically described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 2; thence North 89 degrees 48' 03" West along the East-West center of section line, 764.73 feet; thence leaving said center of section line South 04 degrees 34' 16" East, 442.30 feet; thence North 89 degrees 47' 23" West, 655.94 feet to a point on the North-South center of said section line; thence South 04 degrees 34' 16 East along said center of section line 935.92 feet; thence leaving said center of section line East, 1356.45 feet to point on the East line of the West one half of the SE1/4 of said Section 2; thence North 01 degrees 54' 32" West long said East line, 1369.53 feet to the point of beginning.

Tax Account No:	3407-00200-00300-000	Key No:	188193
Tax Account No:	3407-00200-00300-000	Key No:	874407
Tax Account No:	3407-00200-00301-000	Key No:	873505
Tax Account No:	3407-00200-00600-000	Key No:	188264

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 **\$575,000.00**.

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 12th day of Aug., 2005.

John E. Mobley
JOHN E. MOBLEY

Nancy Lee Mobley
NANCY LEE MOBLEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 12 2005 by JOHN E. MOBLEY and NANCY LEE MOBLEY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

