



After recording return to:  
Kevin Phillips  
1311 Lakeview Ave.  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Kevin Phillips  
1311 Lakeview Ave.  
Klamath Falls, OR 97601

File No.: 7021-630678 (SAC)  
Date: August 19, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 08/29/05 3:55 Pm  
Vol M05 Pg 63039  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

'05 AUG 29 PM3:55

### STATUTORY WARRANTY DEED

**Shanna Done**, Grantor, conveys and warrants to **Kevin Phillips**, 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. The **2005-2006** Taxes, a lien not yet payable.
2. 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.

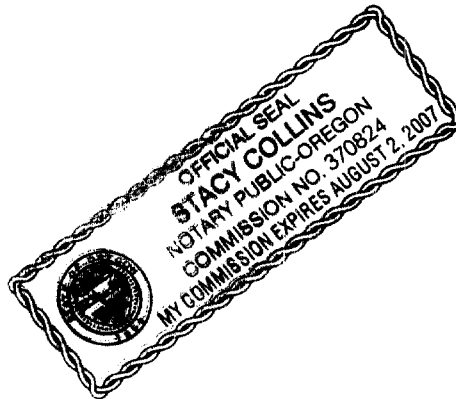
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$75,075.00**. (Here comply with requirements of ORS 93.030)

Dated this 25 day of August, 2005

31. F

File No.: **7021-630678 (SAC)**  
Date: **08/19/2005**



**EXHIBIT A**

**LEGAL DESCRIPTION:**

The Northerly 40 feet of the Westerly 1/2 of Lot 8, Block 17, Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Lot 8 Block 17, Fairview No. 2 Addition to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of said Lot 8, also being the Easterly boundary of Lakeview Street, a distance of 40 feet; thence Easterly in a straight line and at right angles to the said Easterly boundary of Lakeview Street a distance of 55 feet; thence Northerly and parallel to the said Easterly boundary of Lakeview Street a distance of 40 feet to the Northerly line of said Lot 8; thence Westerly along the Northerly line of said Lot 8 a distance of 55 feet to the point of beginning.

AND the South 4 feet of the West 55 feet of Lot 9, Block 17, Fairview Addition No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.