

MTZ-71540KR



M05-64297

Klamath County, Oregon

09/15/2005 10:38:09 AM

Pages 1 Fee: \$21.00

After recording return to:

Lester Phillips

P.O. Box 24

Beatty, OR 97621

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

Lester Phillips

P.O. Box 24

Beatty, OR 97621

Escrow No. MT71540-KR

Title No. 0071540

SWP

STATUTORY WARRANTY DEED

Robert J. Hansen & Judy A. Shockley, Grantor(s) hereby convey and warrant to **Lester Phillips**, 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 17, Block 21, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3613-006B0-04000-000

Key No: 361263

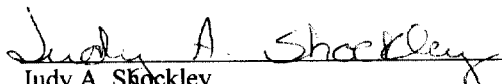
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$21,500.00**.

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.

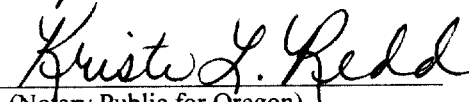
Dated this 14th day of September, 2005.


Robert J. Hansen


Judy A. Shockley

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 14, 2005 by Robert J. Hansen & Judy A. Shockley.


(Notary Public for Oregon)



My commission expires 11/16/2007

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