

MT71542 TM



M05-65503

Klamath County, Oregon

09/30/2005 03:15:34 PM

Pages 2 Fee: \$26.00

After recording return to:

Bryan Phillips

4647 Winter Avenue, Space 61

Klamath Falls, OR 97603

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

Bryan Phillips

4647 Winter Avenue, Space 61

Klamath Falls, OR 97603

Escrow No. MT71542-TM

Title No. 0071542

SWD

STATUTORY WARRANTY DEED

Marlea E. Reeves, Grantor(s) hereby convey and warrant to **Bryan Phillips and Mechelle 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ **109,500.00**

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 26 day of September, 05.

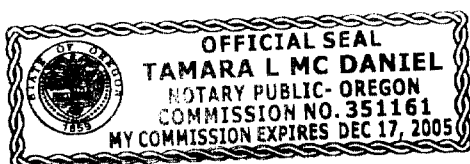
Marlea E. Reeves
Marlea E. Reeves

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 26, 2005 by Marlea E. Reeves.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



26.0

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 34 – 98, said Land Partition being a partition of Lot 16, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access, utilities and sanitary sewer over the North 11 feet of Parcel 3 of said Land Partition 34 – 98, as delineated on the face of said land partition.

Tax Account No: 3909-010AC-00600-000 Key No: 541701

Parcel 2 of Land Partition 34 – 98, said Land Partition being a partition of Lot 16, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for access, public utilities and sanitary sewer over the South 19 feet of a portion of Parcel 1, said Land Partition 34 – 98, and over the North 11 feet of Parcel 3 of said Land Partition 34 – 98, as delineated on the face of said Land Partition.

Tax Account No: 3909-010AC-00601-000 Key No: 885447

Parcel 3 of Land Partition 34 – 98, said Land Partition being a partition of Lot 16, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH easement for access, public utilities and sanitary sewer over the South 19 feet of a portion of Parcel 1, said Land Partition 34 – 98.

Tax Account No: 3909-010AC-00602-000 Key No: 885448