



MTC 72602-DS

After recording return to:

LESTER A. PHILLIPS

623 Roosevelt

Klamath Falls, OR 97601

**M05-69626**

Klamath County, Oregon

11/22/2005 02:31:30 PM

Pages 2 Fee: \$26.00

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

LESTER A. PHILLIPS

623 Roosevelt

Klamath Falls, OR 97601

Escrow No. MT72602-DS

Title No. 0072602

SAD

### STATUTORY WARRANTY DEED

**JOY E. FLETCHER, TRUSTEE OF THE JOY E. FLETCHER REVOCABLE TRUST, DATED MAY 28, 2003**, Grantor(s) hereby convey and warrant to **LESTER A. PHILLIPS and RACHEL C. 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 14 in Block 31 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3610-012B0-02700-000

Key No: 330001

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 **\$4,300.00**.

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 19 day of Nov, 2005

THE JOY E. FLETCHER REVOCABLE TRUST,  
DATED MAY 28, 2003

BY: Joy E. Fletcher Trustee  
JOY E. FLETCHER, TRUSTEE

State of  
County of:

*Please see attached California acknowledgment form.*  
*gmh*

This instrument was acknowledged before me on \_\_\_\_\_, 2005 by JOY E. FLETCHER, TRUSTEE OF THE JOY E. FLETCHER REVOCABLE TRUST, DATED MAY 28, 2003.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

26.00

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Bernardino

} ss.

On November 19, 2005 before me, Janet M. Harshman, Notary Public

Date

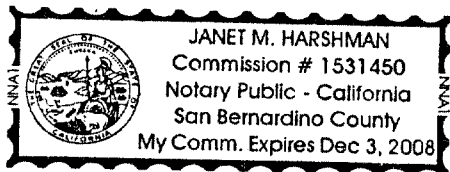
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Joy E. Fletcher

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: May 28, 2003 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

