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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Premier Development Group Inc

c/o Bryan Phillips

4647 Winter No 61, Klamath Falls Or 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

M06-02116

Klamath County, Oregon

02/02/2006 01:34:38 PM

Pages 2 Fee: \$26.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **BRYAN PHILLIPS AND MECHELLE PHILLIPS**hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **PREMIER DEVELOPMENT GROUP INC., AN OREGON CORPORATION**hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): **except those of record and apparent to the land**

, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$\_\_\_\_\_.<sup>①</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.<sup>①</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on **February 2 2006**; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Bryan Phillips

Mechelle Phillips

STATE OF OREGON, County of **Klamath** ss.This instrument was acknowledged before me on **February 2 2006**by **Bryan Phillips and Mechelle Phillips**

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires **11/20/07**

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.

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.

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.