

MT-73607SH

THIS SPACE RESERV

M06-04239

Klamath County, Oregon

03/08/2006 02:46:44 PM

Pages 1 Fee: \$21.00



After recording return to:

Vern Scott Phillips

5917 Independence Avenue

Klamath Falls, OR 97603

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

Vern Scott Phillips

5917 Independence Avenue

Klamath Falls, OR 97603

Escrow No. MT73607-SH

Title No. 0073607

SWD

### STATUTORY WARRANTY DEED

**John S. Hanson**, Grantor(s) hereby convey and warrant to **Vern Scott Phillips and Brenda Jean 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:

That portion of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:  
That part of the W1/2 W1/2 NE1/4 SE1/4 lying North of the Sycan River.

Tax Account No: 3512-00800-01200-000

Key No: 291525

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 **\$9,000.00**.

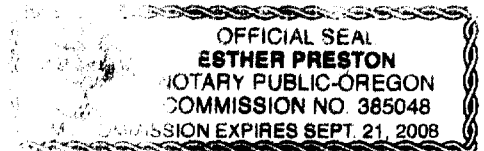
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 AND 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)).

Dated this 7 day of March, 2006.

John S. Hanson

State of Oregon

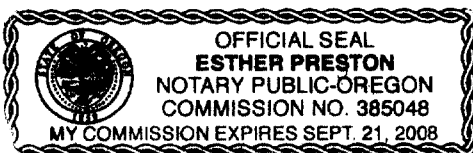
County of KLAMATH



This instrument was acknowledged before me on March 7, 2006 by John S. Hanson.

Esther Preston  
(Notary Public for Oregon)

My commission expires 9/21/08



21.00