



THIS SPACE RESEF

M06-11023

Klamath County, Oregon

05/31/2006 02:57:37 PM

Pages 1 Fee: \$21.00

mtc-74924 MS

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. MT74924-MS

Title No. 0074924

SWD

STATUTORY WARRANTY DEED

Anne 
Rebecca Lynn Davies Simpson**, Grantor(s) hereby convey and warrant to **Vern Scott 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 10 in Block 7 of CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3909-012CC-04900-000

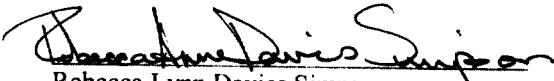
****surviving daughter of Julie Lynn Davies, deceased**

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 **\$90,000.00**.

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)).

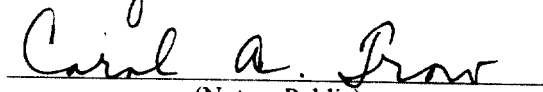
Dated this 30 day of May, 2006


Rebecca Lynn Davies Simpson

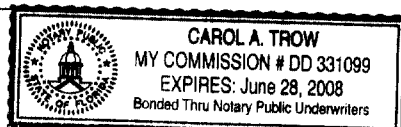
State of FLORIDA

County of Marion

This instrument was acknowledged before me on May 30, 2006 by Rebecca ^{ANNE} ~~LYNN~~ Davies Simpson.


(Notary Public)

My commission expires



21.00