

MTC 76059-LW

THIS SPACE R



2006-016027

Klamath County, Oregon



08/09/2006 03:02:22 PM

Fee: \$21.00

After recording return to:

PAMELA L. PHILLIPS

215 MARSDEN ROAD

PORT ANGELES 98362

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

PAMELA L. PHILLIPS

215 MARSDEN ROAD

PORT ANGELES 98362

Escrow No. MT76059-LW

Title No. 0076059

SWD

STATUTORY WARRANTY DEED

WILLIAM K. KALITA, Grantor(s) hereby convey and warrant to **PAMELA L. 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:

Lots 24 and 25, Block 11 of TRACT NO. 1027 - MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3107-001D0-08700-000

Key No: 81618

Tax Account No: 3107-001D0-08600-000

Key No: 81583

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$17,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

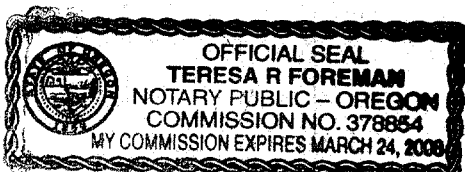
Dated this 8th day of August, 2006.

William K. Kalita
WILLIAM K. KALITA

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Aug 8, 2006 by WILLIAM K. KALITA.



Teresa R Foreman
(Notary Public for Oregon)

My commission expires Mar 24, 2008

21.00