

2006-017636

Klamath County, Oregon

After Recording Return to:

JAMES A. PHILLIPS and LINDA J. PHILLIPS

909 W. Galloway Ave.
Weiser, ID 83872

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES A. PHILLIPS and LINDA J. PHILLIPS

Same as above



00002711200600176360010012

09/01/2006 09:26:06 AM

Fee: \$21.00

ASPEN 63834MS.

WARRANTY DEED
(INDIVIDUAL)

DONNA M. FOULGER, TRUSTEE OF THE FOULGER SURVIVOR'S TRUST U/T/D/ APRIL 30 2004, herein called grantor, convey(s) to JAMES A. PHILLIPS and LINDA J. PHILLIPS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 4, Block 2, Tract No. 1161, HIGH COUNTRY RANCH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3514-00800 TL 00400 KEY #117420

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$49,900.00.
(here comply with the requirements of ORS 93.930)

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 August 28, 2006.

30 2004

FOULGER SURVIVOR'S TRUST U/T/D/ APRIL

Donna M. Foulger

BY: DONNA M. FOULGER, TRUSTEE

STATE OF CALIFORNIA, County of Orange ss.

On 8/30/06, 2006 personally appeared the above named DONNA M. FOULGER and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063834

Before me: *Marilyn Rogers*
Notary Public for California
My commission expires: 8-27-07

Official Seal

