



MT778255H

After recording return to:

Mechelle Phillips

3302 Raymond St.

Klamath Falls, OR 97603

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

Mechelle Phillips

3302 Raymond St.

Klamath Falls, OR 97603

Escrow No. MT77825-SH

Title No. 0077825

SWD

THIS SP4

2006-025619

Klamath County, Oregon



00012019200600256190010016

12/29/2006 03:28:43 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

Lola Ruth Amundson, Grantor(s) hereby convey and warrant to **Mechelle Phillips and Bryan S. 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:

Lot 4 in Block 2 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$162,000.00**.

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 26 day of Dec 2006.

Lola Ruth Amundson
Lola Ruth Amundson

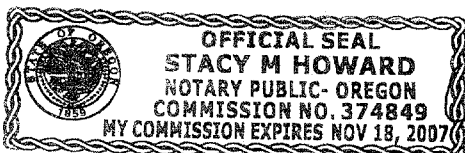
Lola Ruth Amundson
Lola Ruth Amundson

By: Dianna Andrea atty in fact
Dianna Andrea, her attorney in fact

By: Deborah Baird atty in fact
Deborah Baird, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 26, 2006 by Dianna Andrea and Deborah Baird, as attorney's in fact for Lola Ruth Amundson.



Stacy M Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2007