

2008-001048

Klamath County, Oregon



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01/25/2008 02:46:10 PM

Fee: \$26.00



After recording return to:
Kalona Kawasaki Supplemental Needs
Trust

Until a change is requested all tax statements
shall be sent to the following address:
Kalona Kawasaki Supplemental Needs
Trust

File No.: 7021-1160382 (ALF)

Date: January 09, 2008

THIS SPACE

STATUTORY WARRANTY DEED

Susan Beth Phillips and Mary L. Phillips, as Successors Trustee of the Phillips Family Revocable Living Trust, Grantor, conveys and warrants to **Nancy Doty, Inc. Trustee of the Kalona Kawasaki Supplemental Needs Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 15 AND 16, BLOCK 13, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$285,000.00**. (Here comply with requirements of ORS 93.030)

F26-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 25 day of January, 2008.

Phillips Family Revocable Living Trust

Susan B. Phillips
Susan Beth Phillips, Successor Trustee

Mary L. Phillips
Mary L. Phillips, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of Jan, 2008
by as of Phillips Family Revocable Living Trust, on behalf of the
Susan Beth Phillips and Mary L. Phillips Trustees
Adrien Fleek

Notary Public for Oregon
My commission expires:

12-3-10

