

2008-005008

Klamath County, Oregon

After Recording Return to:
RONALD E. PHILLIPS and VANESSA R. PHILLIPS
29207 Homer Lane
McLoud, OK 74851
Until a change is requested all tax statements
Shall be sent to the following address:
RONALD E. PHILLIPS and VANESSA R. PHILLIPS
Same as above



00043732200800050080010015

04/04/2008 03:33:44 PM

Fee: \$21.00

ATE = 65605PC

WARRANTY DEED
(INDIVIDUAL)

AZELINE WITT, herein called grantor, convey(s) to RONALD E. PHILLIPS and VANESSA R. PHILLIPS, husband and wife, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 15 and 16, Block 1, LENOX ADDITION IN THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 063 MAP 3909-007CA TL 08200 KEY #537627

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 \$45,000.00.
(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 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 March 17, 2008.

Azeline Witt
AZELINE WITT

STATE OF OREGON, County of JACKSON) ss.

On MARCH 18, 2008 personally appeared the above named AZELINE WITT 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.: 00065605

Before me: Kaily Thurman
Notary Public for Oregon
My commission expires: Aug 9, 2011

Official Seal

