

2008-013714

Klamath County, Oregon



00054250200800137140030031

10/06/2008 09:10:14 AM

Fee: \$31.00

After Recording Return to:
Jacobson, Thierolf & Dickey, P.C.
2 North Oakdale Avenue
Medford, OR 97501

Until a change is requested all tax
statements should be sent to the
following address:
25410 Bellemore Drive
Ramona, CA 92065

WARRANTY DEED

Jim Phillips Family Limited Partnership, Grantor, conveys and warrants to James C. Phillips, an individual, as to an undivided Forty-nine (49%) percent interest, and James C. Phillips, personal representative of the estate of James M. Phillips, deceased, as to an undivided Fifty-one (51%) percent interest, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lots 7 and 8 and the North 40 feet of Lot 6, Block 28, Town of Merrill, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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 stated in terms of dollars is \$-0-, however the consideration consists of other value given which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT

1 - Warranty Deed

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 30 day of September, 2008.

JIM PHILLIPS LIMITED PARTNERSHIP

By: James C. Phillips
James C. Phillips, General Partner

STATE OF CALIFORNIA)
County of San Diego)ss.

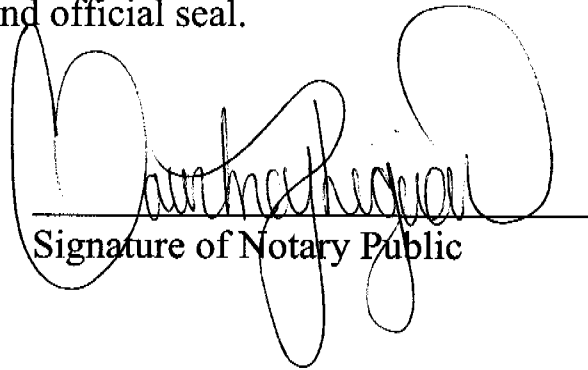
On Sept. 30, 2008, 2008, before me, Courtney Danielle Liguori, Notary Public, personally appeared JAMES C. PHILLIPS who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or

the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature of Notary Public