

UTC 83989-SH

THIS SPACE RJ

2009-000890
Klamath County, Oregon



01/26/2009 03:38:44 PM

Fee: \$26.00

After recording return to:

PAUL J. SIMPSON

3534 CREST STREET

KLAMATH FALLS, OR 97603

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

PAUL J. SIMPSON

3534 CREST STREET

KLAMATH FALLS, OR 97603

Escrow No. MT83989-SH

Title No. 0083989

SWD

STATUTORY WARRANTY DEED

BRYAN PHILLIPS CONSTRUCTION, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **PAUL J. SIMPSON**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$157,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 26th day of January, 2009

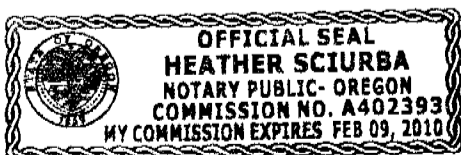
BRYAN PHILLIPS CONSTRUCTION, LLC

BY: [Signature]
BRYAN S. PHILLIPS, MANAGER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Jan. 26, 2009 by Bryan S. Phillips as manager of BRYAN PHILLIPS CONSTRUCTION, LLC.



[Signature]
(Notary Public for Oregon)

My commission expires Feb. 9, 2010

26Amt

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 34-98, being Lot 16, Block 8, ALTAMONT ACRES, situated in the SW1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an easement for access and utilities over and across a Southerly portion of Parcel 2 and the Northerly portion of Parcel 3 of Land Partition 73-05 as delineated on the face of said Partition.