

2009-010350

Klamath County, Oregon



07/31/2009 08:06:17 AM

Fee: \$21.00

After recording, mail deed and future tax bills to:

Name and Address

Gilfoy R Phillips
2044 Red Rock Loop Road
Sedona, AZ 86336

Space above this line for Recorder's use

WARRANTY DEED

The undersigned declares that the documentary transfer tax is \$ 10.00 computed for the full value of the interest on property conveyed. FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged-

Family Holdings, LLC a Utah Limited Liability Company Grantor, Hereby GRANTS TO:

Gilfoy R Phillips, a single man

2044 Red Rock Loop Road **Sedona, AZ 86336** Grantee, all right, title and interest in that certain property situated in **Klamath** County, State of **Oregon** and described as follows:

Lot 32 of Block 24 in Oregon Shores Subdivision – Unit 2 Tract No. 1113, according to the official plat thereof on file in the Office of the County Clerk Klamath County, Oregon. Parcel 245078

ORS 93.040 Warning " THIS INSTRUMENT WILL 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".

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and zoning existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor DOES NOT WARRANT availability or improvement of streets or utilities or the cost of installation thereof, nor zoning, buildability, insurability, or any restrictions or fees that may be imposed by any governmental entity or property owners' association (if any). Excepting certain subsurface mineral rights of record, but without right to surface entry

Print Name of Grantor , **Brittney Bagley for Family Holdings LLC**

Signature of Grantor Brittney Bagley for Family Holdings LLC

State of Utah)

)SS ACKNOWLEDGMENT

County of Salt Lake)

On this 13th Day of July, 2009, before me, the undersigned Notary

Public, personally appeared Brittney Bagley
Known to me to be the individual(s) who executed the foregoing instrument and acknowledge the same to be his (her)(their) free act and deed.

Notary Public Karen T. Russell
My Commission Expires: 9-17-2011



KAREN T. RUSSELL
NOTARY PUBLIC-STATE OF UTAH
11159 ANNA CIRCLE
SOUTH JORDAN, UT 84095
COMM. EXP. 09-17-2011