

2009-015209

Klamath County, Oregon



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12/01/2009 02:53:17 PM

Fee: \$67.00

This document prepared by (and after recording return to): ATX'S
Name: Mary L. Lucero
Firm/Company:
Address: 830 Cobble Cove Lane
Address 2:
City, State, Zip: SACRAMENTO, Calif. 95831
Phone: (916) 213-1949 or (916) 422-4012

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

Escrow No.
Title No.

----- Above This Line Reserved For Official Use Only -----

WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Gilroy Phillips, an individual, ☐ married ☒ unmarried, hereinafter referred to as "Grantor", does hereby grant bargain, sell, convey, and warrant unto Mary L. Lucero, ☒ married ☐ unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH COUNTY, State of Oregon, to-wit: OREGON SHORES, UNIT 2 TRACT 1113 BLOCK 24, LOT 32 PARCEL 245078
MAP R-3507-018 DD-02100-000 CODE 118

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2200.00
~~DELETE~~ However, the actual consideration consists of or included other property or value given or promised which
PER OLS 93.630

is ☐ the whole ☐ part of the (indicate which) consideration.] (The sentence between the symbols ([]), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

The true consideration for this conveyance is \$2,200.00 (Here comply with the requirements of ORS 93.030)

WITNESS Grantor(s) hand(s) this the _____ day of _____, 20____.

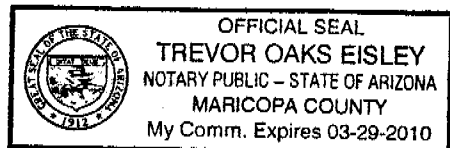
Gilby R Phillips

Grantor
{Type Name}

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

STATE OF Arizona
COUNTY OF Yavapai

This instrument was acknowledged before me on 9 November 2009 (date) by Gilby R Phillips Jr (name(s) of person(s))



Trevor Oaks Eisley
Notary Public
Trevor Oaks Eisley
Print Name

My Commission Expires: 29 March 2010

Grantor(s) Name, Address, phone:

Gilfoyl R. Phillips
2044 Red Rock Loop RD
SEDONA AZ 86556
(928) 202 1956

Grantee(s) Name, Address, phone:

Mary L Lucero
830 Cobble Cove Lane
SACRAMENTO, Calif. 95831
(916) 213-1949