

NOT 87480-KR



THIS S

2010-005442
Klamath County, Oregon



00083747201000054420020028

05/07/2010 03:29:23 PM

Fee: \$42.00

After recording return to:

George A. Phillips

295 Upland Drive

Klamath Falls, OR 97603

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

George A. Phillips

295 Upland Drive

Klamath Falls, OR 97603

Escrow No. MT87480-KR

Title No. 0087480

SWD-EM r.012910

STATUTORY WARRANTY DEED

Dorothy M. Stangl and Laurence R. Swan, as tenants by the entirety, Grantor(s) hereby convey and warrant to George A. Phillips and Caroline A. Phillips, as tenants by the entirety, 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:

Lot 3, Block 9, TRACT 1207, SECOND ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$235,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

42pmf

Dated this 6th day of May, 2010

Dorothy M. Stangl
Dorothy M. Stangl

Laurence R. Swan
Laurence R. Swan

STATE OF CALIFORNIA

COUNTY OF NAPA SS.

On MAY 6, 2010 before me, JOAN SUMAGAYSAY personally appeared Dorothy M. Stangl and Laurence R. Swan personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Joan Evangelista Sumagaysay

