

2013-012740

Klamath County, Oregon



00145071201300127400010019

11/14/2013 03:19:46 PM

Fee: \$37.00

After recording, please send to:

Susan K. Phillips
6510 S. 6th Street #2
Klamath Falls, OR 97603

* Please send tax statements to above address.

Acct. No. R595403

2013-012834

Klamath County, Oregon



00145175201300128340030039

11/15/2013 03:47:17 PM

Fee: \$47.00

QUITCLAIM DEED

This Quitclaim Deed, executed this 14th day of November, 2013

By Grantor: **Susan K. Phillips,**

To Grantees: **Susan K. Phillips and Lynn Alston, with joint rights of survivorship.**

WITNESSETH, that the said Grantor does hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

See Exhibit A.

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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 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 30.93.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

Abbie Lynn Dunaway
(Signature of Witness)

Susan K Phillips
Susan K. Phillips

Abbie Dunaway
(Printed Name of Witness)

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Susan K. Phillips, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 14th day of November, 2013.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17

Rerecorded to add exhibit A for document 2013 012740

Returned to County

5346

11674

WARRANTY DEED

MARJORY W. ANDERSON, Grantor conveys and warrants to ROBERT L. PHILLIPS and SUSAN K. PHILLIPS, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as herein stated:

A tract of land situated in the N 1/2 SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the East quarter corner of said Section 9, thence South 0°08' West a distance of 608.25 feet, thence North 89°52' West a distance of 1323.7 feet to the true point of beginning, thence North 0°08' East a distance of 412.17 feet to an iron pin and the Southwest corner of Deed Volume M65 page 661, thence South 89°55' East a distance of 211.3 feet to an iron pin, thence North 0°08' East to the Southwest corner of Deed Volume M68 page 2191, thence East along the South line of Deed Volume M68, page 2191 to the Northwest corner of Deed Volume M69 page 9796, thence South 0°08' West 231 feet to the Northeast corner of Deed Volume M71 page 12440, thence North 89°52' East 214.19 feet, thence South 0°08' West 205 feet, thence North 89°52' West 14 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads;
4. Grant of right of way for Transmission lines executed by Roy F. Kinsman to the Pacific Telephone and Telegraph Company, a California corporation, dated May 14, 1942, recorded August 1, 1942, in Deed Volume 149, page 41, records of Klamath County, Oregon. (Blanket Easement).

5. Conditions and restrictions as set forth in deed from Guy S. Truxal and Mildred L. Truxal, to Mrs. Marjory W. Anderson dated November 25, 1959, recorded December 8, 1961, Volume 334, page 261, Deed Records of Klamath County, Oregon, as follows: Any dwelling must have a market value of not less than \$8,000.00. No business or enterprise of any kind shall be conducted or maintained which would be a public nuisance or a detriment to the community.

WARRANTY DEED, PAGE ONE.

EXHIBIT

PAGE 1 OF 2

11675

The true and actual consideration paid for this conveyance is \$26,500.00.

WITNESS Grantor's hand this 25th day of September, 1975.

Margery W. Anderson

STATE OF OREGON)
County of Klamath) ss.

Personally appeared MARGERY W. ANDERSON, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977

STATE OF OREGON
County of Klamath
Filed for record at request of

Transwestern Title Company
on 25 day of September A.D. 1975
at 4:01 P.M.
and in the presence of _____
and _____
of _____
Notary Public for Oregon

My commission expires 6/4/1977
Notary Public for Oregon
My fee is \$6.00

Unless a change is requested all tax statements shall be sent to:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Robert L. Phillips
4659 Cannon Street
Klamath Falls, Oregon

WARRANTY DEED, PAGE TWO.

97601

EXHIBIT A
PAGE 2 OF 2