



2014-007213
Klamath County, Oregon
07/09/2014 03:15:45 PM
Fee: \$77.00

After recording return to:

Curtis T. Mackey Jr.

912 27th Street

Sacramento, CA 95816

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

Curtis T. Mackey Jr.

912 27th Street

Sacramento, CA 95816

Escrow No. MT101186CT

Title No. 0101186

SWD r.020212

STATUTORY WARRANTY DEED

James C. Phillips,

Grantor(s), hereby convey and warrant to

Curtis T. Mackey Jr.,

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:

Lots 7 and 8 and the North 40 feet of Lot 6, Block 28, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$200,000.00**.

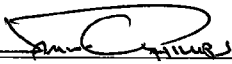
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2014-2015 Real Property Taxes a lien not yet due and payable.

\$200.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 7TH day of July, 2014.



James C. Phillips

State of Oregon
County of Merrill

This instrument was acknowledged before me on _____, 2014 by James C. Phillips.

(Notary Public for Oregon)

My commission expires _____

**SEE ATTACHED FOR
OFFICIAL NOTARIZATION**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

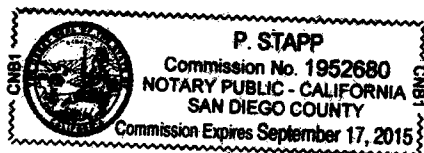
County of San Diego

On 7/7/14 before me, P. STAPP, Notary Public

Here Insert Name and Title of the Officer

personally appeared James C. Phillips

Name(s) of Signer(s)



who 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: P. Stapp
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: STATUTORY WARRANTY DEED

Document Date: 7/7/14

Number of Pages: 3 including this page

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY

In the Matter of the Estate of:

JAMES M. PHILLIPS

Deceased.

CASE NO.: 08-196-P8

LETTERS TESTAMENTARY

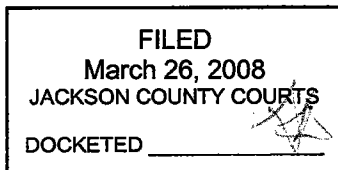
STATE OF OREGON)

) ss.

County of Jackson)

THIS CERTIFIES that the Will of JAMES M. PHILLIPS, deceased, has been proved and JAMES C. PHILLIPS has been appointed, and is at the date hereof, the duly appointed, qualified and acting Personal Representative of the Will and Estate of the decedent.

IN WITNESS WHEREOF, I as Administrator of the Circuit Court of the State of Oregon for the County of Jackson, in which proceedings for administration upon the estate are pending, do hereto subscribe my name and affix the seal of the Court on March 26, 2008.



TRIAL COURT ADMINISTRATOR

by: 

Court Operations Specialist

STATE OF OREGON)

) ss.

County of Jackson)

Trial Court Administrator of the Circuit Court of the County and State aforesaid, do hereby certify that the foregoing copy of Letters of Testamentary has been by me compared with the original, and that it is a correct transcript therefrom, and of the whole of such original Letters Testamentary as the same appears on file and of record at my office and in my custody and that said letters are still in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court on

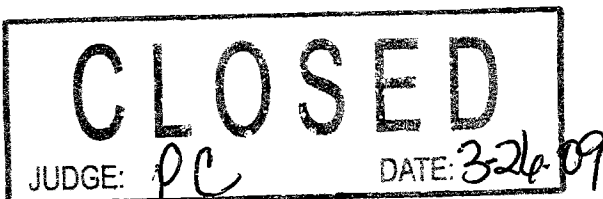
July 2,

20 14

TRIAL COURT ADMINISTRATOR

by: 

Court Operations Specialist



RECEIVED AND FILED
09 MAR 25 PM 2:30
JACKSON COUNTY COURTS
DOCKETED BY: *[Signature]*

IN THE CIRCUIT COURT OF OREGON FOR JACKSON COUNTY
PROBATE DEPARTMENT

In the Matter of the Estate of

No. 08-196-P8

JAMES M. PHILLIPS,

SUPPLEMENTAL JUDGMENT OF
DISCHARGE OF PERSONAL
REPRESENTATIVE AND
CLOSING ESTATE

IT APPEARING to the court that pursuant to an order heretofore entered, the personal representative has paid the remaining claims and expenses of administration and has distributed the remaining property in accordance with the order, and receipts therefor being on file herein, and

IT FURTHER APPEARING that the personal representative has performed all of the acts required, and that this estate has been fully administered, it is hereby

ORDERED AND ADJUDGED that the personal representative of the above estate is hereby discharged, any bond provided is exonerated and the estate is closed.

DATED: 3/25, 2009.

[Signature]

Circuit Court Judge

PERSONAL REPRESENTATIVE, AND ATTORNEY FOR PERSONAL REPRESENTATIVE:

James C. Phillips, Personal Representative

Jerry A. Jacobson, OSB#76184

Jacobson, Thierolf & Dickey, P.C.

Two North Oakdale Avenue

Medford OR 97501

Phone: 541-773-2727

Fax: 541-734-7269

e-mail: jaj@jtdlegal.com

This document is a correct copy
of the original as filed in the office.

APPROVED: JUL 02 2014
CLERK OF COURT
JACKSON COUNTY
State of Oregon
By [Signature]

JACOBSON, THIEROLF & DICKEY, P.C.
Two North Oakdale Avenue/PO Box 4687
Medford, Oregon 97501
office@jtdlegal.com
(541) 773-2727/FAX (541) 734-7269

RECEIVED
AND
FILED

09 MAR 19 PM 1:37

CLERK OF DISTRICT COURT ADMINISTRATOR

DOCKETED BY

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF JACKSON

In the Matter of the Estate of

JAMES M. PHILLIPS,

Deceased.

No. 08-196-P8

ORDER APPROVING FIRST AND
FINAL ACCOUNTING AND
GENERAL JUDGMENT OF
FINAL DISTRIBUTION

The personal representative having filed the First and Final Accounting and
Petition for Decree of Final Distribution on February 20, 2009, and the time for
filing objections having passed with no objections filed, the court finds that:

1.

All Oregon income, inheritance, and personal property taxes have been paid
and appropriate receipts and clearances therefor have been filed.

2.

The only remaining expenses of administration, are attorney fees to
Jacobson, Thierolf & Dickey, P.C., in the amount of \$8,590.00, and costs in the
amount of \$236.01.

3.

The personal representative has waived the right to be paid the statutory
personal representative's fee. The personal representative's attorney fees as set
forth in the affidavit filed by counsel in the amount of \$8,590.00 and costs in the
amount of \$236.01, are reasonable and are approved.

4.

The remaining assets of the estate are distributable in accordance with the

1 -ORDER APPROVING FIRST & FINAL
ACCOUNTING & GENERAL JUDGMENT OF FINAL
DISTRIBUTION

JACOBSON, THIEROLF & DICKEY, P.C.
Two North Oakdale Avenue/PO Box 4687
Medford, Oregon 97501
(541) 773-2727/FAX (541) 734-7269

1 Oregon laws of intestate succession, after payment of the claims and expenses set
2 forth above, is vested in decedent's son, James C. Phillips.

3 5.

4 There are no unsatisfied claims against the estate.

5 6.

6 The personal representative has filed herein proof of mailing to all persons
7 entitled thereto of copies of The First and Final Accounting and Petition For
8 General Judgment of Final Distribution and notice of time for filing objections
9 thereto. No objections have been filed. Therefore, it is hereby

10 ORDERED AND ADJUDGED as follows:

11 7.

12 The first and final account filed herein is approved.

13 8.

14 The personal representative is directed to pay the expenses of administration
15 as set forth above.

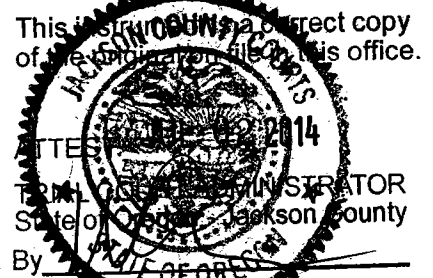
16 9.

17 Upon filing herein receipts showing payment and distribution as herein
18 directed, the personal representative shall be discharged.

19 DATED: March 18, 2009.

20
21 
22 Circuit Court Judge

23 Personal Representative:
24 James C. Phillips
25 c/o Jerry A. Jacobson
26 P.O. Box 4687
Medford, OR 97501
Phone: (541) 773-2727



2 -ORDER APPROVING FIRST & FINAL
ACCOUNTING & GENERAL JUDGMENT OF FINAL
DISTRIBUTION

JACOBSON, THIEROLF & DICKEY, P.C.
Two North Oakdale Avenue/PO Box 4687
Medford, Oregon 97501
(541) 773-2727/FAX (541) 734-7269

1 Attorneys for Personal Representative:

2 Jerry A. Jacobson OSB #76184

3 Jacobson, Thierolf & Dickey, P.C.

4 Two North Oakdale Avenue

5 P.O. Box 4687

6 Medford, Oregon 97501

7 Phone (541) 773-2727

8 Fax: (541) 734-7269

9 e-mail: jaj@jtdlegal.com

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3 -ORDER APPROVING FIRST & FINAL
ACCOUNTING & GENERAL JUDGMENT OF FINAL
DISTRIBUTION

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