

1396-11573

THIS SPACE RESERVED FOR RECORDER'S USE



2015-007493
Klamath County, Oregon
07/09/2015 01:38:09 PM
Fee: \$47.00

Grantor's Name and Address

Bryan S. Phillips and Leah Phillips

5808 Havencrest Drive

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Bryan S. Phillips and Leah Phillips

5808 Havencrest Drive

Klamath Falls, OR 97603

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

Bryan S. Phillips and Leah Phillips

5808 Havencrest Drive

Klamath Falls, OR 97603

AMERITITLE, has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

Escrow No. _____

Title No. _____

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Bryan S. Phillips and Leah C. Chenault now known as Leah C. Phillips**

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Bryan S. Phillips and Leah C. Phillips ,husband and wife as tenants by the entirety

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lots 13 and 14, Block 6 of 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, AND

Lot 18 of SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$to create tenancy by the entirety.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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

47amtb.

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.

In Witness Whereof, the grantor has executed this instrument this 3rd day of October, 2014,; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Bryan S. Phillips
Bryan S. Phillips

Leah C. Chenault now Phillips
Leah C. Chenault now Phillips

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 3rd, 2014 by Bryan S. Phillips and Leah C. Phillips

Angelina Montecino
(Notary Public for Oregon)

My commission expires 11/26/17

