



THIS SPACE RESERVED FOR

**2019-010951**

**Klamath County, Oregon**

**09/19/2019 01:21:02 PM**

**Fee: \$87.00**

After recording return to:

Steven John Phillips and Patricia Mary Phillips

2344 Lindley Way

Klamath Falls, OR 97601

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

Steven John Phillips and Patricia Mary Phillips

2344 Lindley Way

Klamath Falls, OR 97601

File No. 322572AM

---

### STATUTORY WARRANTY DEED

**Francis E. Olp,**

Grantor(s), hereby convey and warrant to

**Steven John Phillips and Patricia Mary 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:

**A portion of SW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

**Beginning at the Northwest corner of that parcel of land conveyed to A.F. Simmons by deed recorded in Volume 78, page 233 of Deed Records of Klamath County, Oregon, said point being 1304 feet East of the Northwest corner of the SW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence South a distance of 280 feet; thence West a distance of 50 feet; thence South a distance of 100 feet; thence West to East line of property conveyed to Harry R. Jansen, et. ux., by deed recorded in Volume 42, page 497 of Deeds, thence North along the East line of said Jansen property to the North line of said SW1/4 NW1/4 of Section 5; thence East to the point of beginning.**

The true and actual consideration for this conveyance is \$240,000.00.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

87

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 17<sup>th</sup> day of September, 2019.

F. E. Olp  
Francis E. Olp

State of Oregon } ss  
County of Klamath }

On this 17<sup>th</sup> day of September, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Francis E. Olp, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-19

