

2020-007193

Klamath County, Oregon



00260452202000071930020022

06/11/2020 01:50:07 PM

Fee: \$87.00

Roger W. Phillips

Grantor

Geraldine Alice Wolfe  
747 Del Fattie Lane  
Klamath Falls, OR 97603

Grantee

After recording return to:  
Grantee

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Roger W. Phillips, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Geraldine Alice Wolfe hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

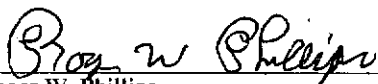
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

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

In Witness Whereof, the undersigned grantor, has executed this instrument this June 10, 2020.

  
\_\_\_\_\_  
Roger W. Phillips

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Roger W. Phillips and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:   
\_\_\_\_\_  
Notary Public for Oregon

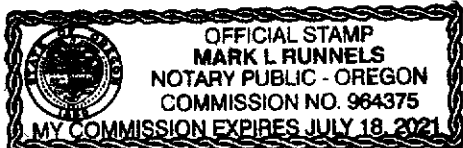


EXHIBIT "A"

All that portion of Lots 13 and 14, Block 53, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Easterly line of Michigan Avenue and the Northerly line of Menlo Way, which point is the Southerly corner of Lot 14 in said block and running thence Northeasterly along the Northerly line of Menlo Way, 60 feet; thence Northwesterly at right angles to Menlo Way 52 1/2 feet; thence Southwesterly parallel with Menlo Way 60 feet to the Easterly line of Michigan Avenue; thence Southeasterly along the Easterly line of Michigan Avenue, 52 1/2 feet to the place of beginning.

CODE 1 MAP 3809-28CC TL 1800