

SK

15.40

KNOW ALL MEN BY THESE PRESENTS, That

Ronald E. and Lorraine Phair

Husband and wife

in consideration of Ten and No/100 Dollars,

to grantor paid by Bengt H. Hamner and Ida Hamner, husband and wife

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:

Lot 10 Block 1 Kelene Gardens, Klamath County, Oregon

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Enterprise Irrigation District; Rules, regulations, laws and assessments of South Suburban Sanitary District; Reservations, Restrictions, Conditions and set back lines shown on the dedication of the Plat of Kelene Gardens; Easements and rights of way of record and those apparent on the land, if any.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with 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

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand and seal this 20 day of December, 1965.

Ronald E. Phair (SEAL)

Lorraine Phair (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Ronald E. Phair and Lorraine Phair

husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Patricia Ann Shaver

Notary Public for Oregon

My commission expires 6-22-69

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Oregon Title Insurance Co.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20 day of December, 1965, at 4:08 o'clock P.M., and recorded in book M-65 on page 499c Record of Deeds of said County.

Witness my hand and seal of County affixed.

Clarence M. Shaver
 County Clerk-Recorder.

By *Lorraine M. Shaver*
 Deputy.

Filed 50