

1967 69-1070 Ed

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair & Lorryayne Phair
Husband and wifehereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Lyle A. Schwartz & Cheryl A. Schwartz,
Husband and wifehereinafter 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 1 Block 5 First Addition to Kelene Gardens
3924 Bartlett St. Klamath County, Oregon.SUBJECT TO: Contracts and/or liens for irrigation and/or
drainage of Klamath 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 Flat of First Addition to
Kelene Gardens.To Have and to Hold the same 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,
except as above set forth,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 whomso-
ever, except those claiming under the above described encumbrances, except as above set forth.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$18,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 20th day of March, 1969.Ronald E. Phair
Lorryayne PhairSTATE OF OREGON, County of Klamath ss. March 20, 1969.
Personally appeared the above named Ronald E. Phair and Lorryayne Phair, husband and wife,

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

Before me, Noel V. McDonald

Notary Public for Oregon

My commission expires April 4, 1971

(OFFICIAL SEAL)

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Ronald E. Phair and
Lorryayne Phair

TO

Lyle A. Schwartz and
Cheryl A. Schwartz

AFTER RECORDING RETURN TO

Hanning, Sonny & Son
538 Main(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)34
FEE \$ 1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
20th day of MARCH, 1969,
at 3:35 o'clock P.M., and recorded
in book M-69 on page 2009Record of Deeds of said County.
Witness my hand and seal of
County affixed.

WM D. MILNE

COUNTY CLERK

Title.

By Paul H. Houston Deputy.