

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair & Lorraine Phair
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by Howard R. Bingham & Joan Bingham
 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, sit-
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 Block 2 Bel Aire 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 Bel-Aire Gardens:
 Easements and rights of way of record and those apparent
 on the lace, if any.

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.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,000.00
 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 27 day of March, 1969.

Ronald E. Phair
Lorraine Phair

STATE OF OREGON, County of Klamath) ss.

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

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

Before me:

Taty Jean Sherrill
 Notary Public for Oregon

My commission expires 6-22-69

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
Lorraine Phair
 to
Howard R. Bingham &
Joan Bingham

AFTER RECORDING RETURN TO

U. S. National
Box 789
City

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

FEE \$ 1.50

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
23rd day of April, 1969,
 at 2:37 o'clock P.M., and recorded
 in book M-69 on page 2991
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

WM D. MILNE

COUNTY CLERK

Title

Charles H. Nordman
 Deputy