

WARRANTY DEED
(Grantees as Tenants by Entirety)

70-181 38799 VOL 70 PAGE 1274
CRATER TITLE INSURANCE CO. P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON
JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife,
hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by ROBERT F. DRACE and JEANNA G. DRACE
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 26 in Block 1 of FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT, rights of way and easements of record or visible on the premises,

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, except those claiming under the above described encumbrances.

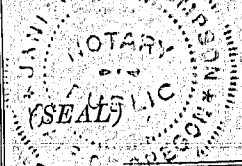
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,400.00
However, the actual consideration consists of or includes other property or value given or promised which is XXXXXX the whole consideration (indicate which).

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

Witness our hand and seal s. this 18th day of February, 1970.
Ronald E. Phair (SEAL) Lorraine Phair (SEAL)
(Ronald E. Phair) (Lorraine Phair)

STATE OF OREGON } ss February 18, 1970.
County of Klamath }

BEFORE ME PERSONALLY appeared the above named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.



Janet L. Thompson
Notary Public for Oregon
My Commission expires: 9-1-73

WARRANTY DEED

State of Oregon } ss
County of Klamath }
I hereby certify that the within instrument of writing was received and filed at 10:38 clock A. M. the 19th day of February, 1970 and is recorded in Deeds Records for Klamath County, Oregon.
Wm. D. Milne, County Clerk By Janet L. Thompson Deputy
Fee 1.50

JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON
CRATER TITLE INSURANCE CO. P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

RETURN TO
Charlie Int
Box 822
Medford

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TITLE INSURANCE

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