

1967

KNOW ALL MEN BY THESE PRESENTS, That Raymond R. Aschenbach and Joan E. Aschenbach, husband and wife

hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
Ronald E. Phair and Lorrayne Phair, husband and wife

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the NE<sup>1</sup>/<sub>4</sub> of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:  
Beginning at a point which is South 0°10' East at the Section line a distance of 460.4 feet and North 88°39' West a distance of 207.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 88°39' West a distance of 98 feet to an iron pin; thence South 0°10' East parallel to the Section line a distance of 72 feet to an iron pin; thence South 88°39' East a distance of 98 feet; thence North 0°10' West a distance of 72 feet to the point of beginning.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, water and irrigation right in connection therewith. (2) Rules, regulations and assessments of Southe Suburban Sanitary District.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from incumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1900.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~part of the~~ consideration ~~indicated above~~ ~~the whole~~

In construing this deed the singular includes the plural as the circumstances may require.

Witness grantor's hand this 11th day of August, 1970.

*Raymond R. Aschenbach*  
*Joan E. Aschenbach*

STATE OF OREGON, County of Klamath ss. August 11th, 1970.  
Personally appeared the above named Raymond R. Aschenbach and Joan E. Aschenbach,  
husband and wife

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

Before me: *R. P. Jarden*

Notary Public for Oregon

My commission expires May 16, 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.

# Special WARRANTY DEED

Raymond R. Aschenbach &

Joan E. Aschenbach

TO

Ronald E. Phair &

Lorrayne Phair

AFTER RECORDING RETURN TO

Ronald E. Phair  
4850 Shasta Way  
Klamath Falls, Oregon  
97601

(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  
12th day of AUGUST, 1970,  
at 3:29 o'clock P.M., and recorded  
in book M.70 on page 6939.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel Drayton* Deputy

STATE OF OR  
Personally  
and ack