

1967/50

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

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Claud Dix and Rosita O. Dix
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:

4825 Larry Place
Lot 30 Block 1 First Addition to Kelene Gardens
Klamath Falls, 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 Plat 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

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$ 16,500.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural
WITNESS grantor's hand this 8th day of September, 1970

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 Helen D. Goehner
Notary Public for Oregon
My commission expires 11/25/72

NOTE—The sentence between the symbols ①, 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
Claud Dix and

Rosita O. Dix

AFTER RECORDING RETURN TO

CHARTER FIRST MORTGAGE
P. O. Box 822
Medford, Oregon

(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
9th day of September, 1970,
at 11:07 o'clock A.M., and recorded
in book M-70 on page 7939
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

By Charles T. [Signature] Deputy

SEP 9 11 07 AM 1970

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SEP 9 11 07 AM 1970

STATE OF OREGON
Person