

KNOW ALL MEN BY THESE PRESENTS, That Arlie L. Barnes & Virginia M. Barnes  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Ronald E. Phair and Lorrayne Phair  
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:

The southeasterly 48.0 feet of Lot 4 and the Northwesterly 17.0 feet of  
Lot 5 in Block 3 of the First Addition to Tonatee Homes, according to  
the official plat thereof on file in the records of Klamath County, Ore.  
SUBJECT TO: Liens or assessments of Klamath Project and Klamath Irrig-  
ation District, and regulations, easements and water and irrigation rights  
in connection therewith; Rules, regulations and assessments of South Sub-  
urban Sanitary District with-in the boundaries of which cistrict said  
property is located; Reservations contained in the dedication of First  
Addition to Tonatee Homes as follows: "-- said plat being subject to a  
building setback line as shown along all streets, a 7.5 feet sideline  
setback along all lots as shown, and an easement along the back of all lots  
as shown on the annexed plat for present and future public utilities,  
drainage and perpetual right of way for ditches to convey irrigation water,  
said easement to provide ingress and egress for construction and mainten-  
ance of such utilities with no structures being permitted thereon and

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  
plantings being placed there on at the risk of the owner.  
Building and Use Restrictions executed by Paul Mc Atee and Evelyn McAtee,  
Reinhold Klatt, and Bessie B. Klatt, dated October 5, 1959, recorded  
October 5, 1959, Vol. 316 of Deeds, page 226, records of Klamath County,  
Oregon, reference to which is hereby made for the terms and provisions  
thereof.

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 \$11,500.00  
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 23rd day of September, 19 70

Arlie L. Barnes  
Virginia M. Barnes

STATE OF OREGON, County of Klamath ss. Sept. 23rd, 19 70

Personally appeared the above named Arlie L. Barnes and Virginia M. Barnes,  
husband and wife,

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

Before me: Helen D. Kouchner  
Notary Public for Oregon  
My commission expires 11/25/72

(OFFICIAL SEAL)

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

Arlie L. Barnes and  
Virginia M. Barnes

TO

Ronald E. Phair and  
Lorrayne Phair

AFTER RECORDING RETURN TO

Ronald Phair  
4850 Shasta Way  
Cuty

(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  
24th day of September, 19 70

at 11:39 o'clock A.M., and recorded  
in book M 70 on page 8500

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title.  
By Phyllis L. Lutz Deputy

FORM No. 887—Oregon Trust Deed Series—TRUSTEE'S DEED

KNOW ALL MEN BY THESE

certain trust deed dated

and Mollie Ann Hope, husband

March 4th, 19 64

Klamath County, Ore

Tracts 25 and  
according to  
Klamath Coun

having received from the beneficiary un-  
secured by said trust deed has been fully  
out any covenant or warranty, express or  
held by the undersigned in and to said

In construing this instrument and  
feminine and neuter and the singular in

IN WITNESS WHEREOF, the  
is a corporation, it has caused its corpora-  
officers duly authorized thereunto by ord

DATED: September 23, 19 70

(If executed by a corporation,  
affix corporate seal)

(If the trustee who signs above is a corporation,  
use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

September 23, 19 70

Personally appeared the above named

William Ganong

and acknowledged the foregoing  
ment to be his voluntary act

Before me:

(OFFICIAL  
SEAL) Wm. D. Milne

Notary Public for Oregon

My commission expires: 2-7