

1967/50

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 George Harold Gattis and Ruby L. Gattis 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Lots 8 & 9 of Piedmont Heights, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the North boundary of lot 9 Piedmont Heights, Klamath County, Oregon from which the NE corner of said lot 9 bears East 75.0 feet distance, then South 0 27 minutes East 150.0 feet then East 100 feet, then North 0 27 minutes West 150.0 feet, thence West 100 feet more or less to the point of beginning, together with the south half of vacated Jones St. lying north of and adjacent to said parcel. Reserving unto grantors herein an easement for roadway across the north 30 feet of said parcel. SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Enterprise Irrigation District.

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 0

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 9th day of September, 1970

STATE OF OREGON, County of Klamath ss. Personally appeared the above named Ronald E. Phair and Lorraine Phair and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Merlin M. Black Notary Public for Oregon My commission expires Oct 23, 1971

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

George Harold Gattis & Ruby L. Gattis

AFTER RECORDING RETURN TO

Mr. George H. Gattis 2807 Watson Klamath Falls, Oregon

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of September, 1970, at 4:15 o'clock PM., and recorded in book M 70 on page 8708 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK Title.

By Hazel Drayl Deputy

FEE \$1.50

SEP 29 4 15 PM 1970

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FORM No. SC-1

SEP 30 9 44 AM 1970

SEP 30 4 45 PM 1970