

1967/50

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

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Riley Don Keener & Marilyn M. Keener
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:

4824 Darwin Place
Lot 10 Block 5 First Addition to Kelene Gardens
Klamath County, 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 on 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 \$ 17,750.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) ①

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

Ronald E. Phair
Lorrayne Phair

STATE OF OREGON, County of Klamath ss. October 8th, 1970
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.

Before me:

Shlen D. Goodhue
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
Lorrayne Phair

TO

Riley Don Keener and
Marilyn M. Keener

AFTER RECORDING RETURN TO

Commonwealth, Inc.
P. O. Box 1603
Medford, Oregon 97501

No.

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of JANUARY, 1971
at 3:24 o'clock P.M., and recorded
in book M 71 on page 259
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *W. D. Milne* Deputy

FEE \$1.50

Together with all
wise appertaining
hereinafter given
TO HAVE AND
does not exceed the
FOR THE PUR-
of the sum of \$