

1967

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

David, hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by Michael D. Carlson & Pamela L. Carlson, husband and wife,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
4831 Darwin Place Lot 2 Block 4 First Addition to Helene Gardens
Klamath Falls, 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
of the Flat of First Addition to Helene Gardens.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$ 17,650.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 22nd day of February, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereto by order of its board of directors.

Ronald E. Phair
Lorraine Phair

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 22nd, 1971
Personally appeared the above named Ronald E. Phair & Lorraine Phair
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
OFFICIAL SEAL *Helen D. Goehner*
Notary Public for Oregon
My commission expires: 11/25/72

STATE OF OREGON, County of Klamath) ss.
February 22nd, 1971
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon (OFFICIAL SEAL)
My commission expires:

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.

WARRANTY DEED

Ronald E. Phair and
Lorraine Phair

TO

Michael D. Carlson and
Pamela L. Carlson

AFTER RECORDING RETURN TO

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

No.

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

Fee \$1.50

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of February, 1971, at 4:01 o'clock P.M., and recorded in book M71 on page 1581
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Anthony R. [Signature]* Deputy

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