

56797

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KNOW ALL MEN BY THESE PRESENTS. That *Ronald E. Phair and Lorraine Phair*, hereinafter called the grantor, for the consideration hereinafter stated,

to grantor paid by *Billy Ray Clark and Ruth A. Clark*, 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:

Lot 2 Block 3
4809 Lorraine Place
First Addition to Helene Gardens
Klamath Falls, Ore.

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; Assessments, restrictions, conditions and set back lines shown on the dedication of the plat of First Addition to Helene 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 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 \$ 20,900.00
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.
WITNESS grantor's hand this 27th day of September, 1971.

STATE OF OREGON, County of *Klamath* ss. September 27, 1971
Personally appeared the above named *Ronald E. Phair and Lorraine Phair*

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

(OFFICIAL SEAL)

Before me, *Helen D. Kasek*
Notary Public for Oregon
My commission expires 11/25/72

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

Billy Ray Clark and Ruth A. Clark

AFTER RECORDING RETURN TO

Equitable Svc

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

STATE OF OREGON, ss.

County of *Klamath*

I certify that the within instrument was received for record on the 27 day of September, 1971, at 10:58 o'clock A.M., and recorded in book M71 on page 10205 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Cynthia Campbell* Deputy

Fee \$1.50

SEP 27 10:58 AM 1971