

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Howard C. Bybee and Suzanne P. Bybee, husband and wife,

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 portion of the SW¹/₄ in Section 14, Township 39 South Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the recorded Plat of Summer Heights; thence due South 138.55 feet to the True Point of Beginning of this description; thence continuing South 46.05 feet; thence S 37 degrees 18 minutes E 71.35 feet; thence N 65 degrees 33 minutes E 125 feet; thence N 14 degrees 15 minutes W 89.5 feet; thence S 76 degrees 26 minutes W 140.4 feet to the True Point of Beginning.

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 South Ptma Street.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$18,900.00. 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 19 day of

Ronald E. Phair
Lorraine Phair

STATE OF OREGON, County of Klamath.

Personally appeared the above named *Ronald E. Phair and Lorraine Phair* 10/19, 1971

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

Before me: *Donald E. Watts*
Notary Public for Oregon
My commission expires 7/11/72

NOTE: The difference 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

Howard C. Bybee and Suzanne P. Bybee

AFTER RECORDING RETURN TO

E. Equitable
700 Main

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20 day of October, 1971, at 3:38 o'clock P.M., and recorded in book M-71 on page 11019 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.
By *John D. Smith* Deputy

Fee 1.50

OCT 20 3 38 PM 1971

633

OCT 20 3 38 PM 1971

with all interest with all improvements located on or under said property, if located on or under the state of Oregon property taxes and installment thereof; of construction or in good repair and conforming to the policies of insurance Beneficiary, at its option storing the premises; security for the interest