

1967/50

28-174  
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 Frank L. Ellison & Florence N. Ellison  
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:

Lot 8 Block 2  
Country Gardens  
Klamath Falls, Oregon

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage  
of Klamath Irrigation District: Reservations, restrictions, con-  
ditions, and set back lines shown on the dedication of the Plat of  
Country 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 \$21,500.  
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 2nd day of February, 1972.

Ronald E. Phair  
Lorraine Phair

STATE OF OREGON, County of Klamath ) ss. February 2nd, 1972.  
Personally appeared the above named Ronald E. Phair and Lorraine Phair

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires October 23, 1975

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

Frank L. Ellison and  
Florence N. Ellison

AFTER RECORDING RETURN TO

Trans.

No.

633

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

FEE \$2.00

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of FEBRUARY, 1972.,

at 1:00 o'clock PM., and recorded  
in book M. 72 on page 1226.

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By Hazel Mayfield Deputy

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together with the tenements  
with the premises; electric  
ventilating, water and irrigation  
coverings, built-in stoves, over-  
installed in or on the premises  
replacements of any one or more  
land, and all of the rents, issue

to secure the payment of \$19,100.00  
(\$19,100.00 ---, and in

I promise to pay to the  
Oregon, at the rate of four per  
percent per annum on the prin-

United States at the office of the  
on or before March 1,

on the premises described in the  
shall be fully paid, such payment

The due date of the last pay-  
In the event of transfer of own-  
and the balance shall draw interest

This note is secured by a mort-  
Dated at Klamath Falls,

1/ 2/

The mortgagor or subsequent owner may  
The mortgagor covenants to  
from encumbrance, they  
covenant shall