

1967/50

28-1858
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 DENNIS L. VOLLRATH and LINDA S. VOLLRATH, 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 20 in Block 1 of FIRST ADDITION TO KELENE
GARDENS, Klamath County, Oregon.

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
except conditions, restrictions and easements now of record; and, the
effect of lying within the Klamath Irrigation District and the South
Suburban Sanitary District,

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 \$ 17,600.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 14th day of January, 1972.

Ronald E. Phair
Lorraine Phair

STATE OF OREGON, County of Klamath ss. January 14th, 1972
Personally appeared the above named RONALD E. PHAIR, and Lorraine Phair, husband and
wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Helen D. Buckner
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

PHAIR, Ronald E.

TO

VOLLRATH, Dennis L.

VOLLRATH, Linda S.

AFTER RECORDING RETURN TO

COMMONWEALTH, INC.
P. O. Box 1603
Medford, Oregon 97501

#74978 - VOLLRATH

(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
3rd day of February, 1972,
at 3:32 o'clock P. M., and recorded
in book M72 on page 1271
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By Deputy

STATE OF OREGON
FHA FORM NO. 2169
Rev. April 1971

28-1858
THIS DEED OF T

between DEN

whose address is

TRANS.

COMMONW

WITNESSETH: That Gran
POWER OF SALE, THE PROPER

Lot 20 in B
Klamath Cour

Together with all the tenements, hereditaments
the rents, issues, and profits thereof, SUBJECT
upon Beneficiary to collect and apply such rent
TO HAVE AND TO HOLD the same,
three acres.
FOR THE PURPOSE OF SECURING PER
of \$ 17,600.00

not sooner paid, shall be due and payable on the first
1. Privilege is reserved to pay the debt in wh
exercise such privilege is given at least thirty (30) da
full prior to maturity and at that time it is insured i
of same, whether principal, surety, guarantor or en
secured hereby an adjusted premium charge of one
shall the adjusted premium exceed the aggregate amo
the note secured hereby had continued to be insure
obligation to the Secretary of Housing and Urban Deve
2. Grantor agrees to pay to Beneficiary in addi
of said note, on the first day of each month
(a) An amount sufficient to pay the interest on the
instrument and the note.