

62640

Vol. *m* Page 3376 28-1196

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 Ralph B. Lentz and Annabelle Lentz
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 12 Block 1 Country Gardens
Klamath Falls, Ore.

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 \$21,900.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 27 day of March 1972

Ronald E. Phair
Lorraine Phair

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Ronald E. Phair & Lorraine Phair March 1972

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

Before me: *Donald E. Miller*
Notary Public for Oregon
My commission expires 7/1/72

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, 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

Ralph B. Lentz and
Annabelle Lentz

AFTER RECORDING RETURN TO

Equity S&L
700 Main

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

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
31st day of March 1972,
at 11:15 o'clock AM., and recorded
in book M 72 on page 3376
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK Title

By *Michael D. Magel* Deputy

FEE \$2.00

MAR 31 11 12 AM 1972