

55426

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WARRANTY DEED

JUN 21 3 26 PM 1972

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by JACK MICHAEL MURPHY and JOAN DOROTHY MURPHY, husband and wife, hereinafter called Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 1 in Block 2 of COUNTRY GARDENS, Klamath County, Oregon.②

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909 in Deed Volume 27 at page 340, Deed Records of Klamath County, Oregon, for water ditch.
4. Agreement between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Deed Volume 50 at page 163 as supplemented by Contract between United States of America and J. W. Siemens, dated February 19, 1920, recorded June 7, 1920 in Deed Volume 52 at page 567, Deed Records of Klamath County, Oregon for drainage purposes.
5. An easement created by instrument, including the terms and provisions thereof, dated March 13, 1951, recorded March 20, 1951 in Book 246, page 30, Deed Records, in favor of Charles G. Axel, et ux., for pipeline for irrigation.
6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Gardens.

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TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successor and assigns, that Grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances, except those hereinabove set forth; and that Grantors 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 \$22,900.00.

WITNESS Grantors' hands this _____ day of June, 1972.

Ronald E. Phair

Ronald E. Phair
Lorrayne Phair

Lorrayne Phair

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME: this 91 day of June, 1972.

Phyllis M. Dwyer

Phyllis M. Dwyer
Notary Public for Oregon
My Commission expires 11/6/76

*Return to
Bauer & Bauer
Bauer Bldg.
City*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO
this 21st day of JUNE A. D. 19 72 at 3:26 o'clock P. M., and
duly recorded in Vol. M 72, of DEEDS on Page 6723
WARRANTY DEED, PAGE TWO.
FEE \$11.00
By *Wm D. Milne*

Wm D. MILNE, County Clerk