

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ELMER WOELK and PHYLLIS ELAINE WOELK, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, hereinafter called the 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:

That portion of the NE 1/4 NE 1/4 of Section 15, Township 39, South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0°10' East along the section line a distance of 1290.7 feet and North 88°39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39, South, Range 9 East of the Willamette Meridian, and running thence North 0°10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88°39' West a distance of 647.2 feet, more or less, to the West line of the NE 1/4 NE 1/4 of said Section 15; thence South 0°10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88°39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to the point of beginning.

WARRANTY DEED, PAGE ONE.

SUBJECT TO: 1. Reservations, restrictions, easements, rights of way, of record, and those apparent on the land.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District, and Klamath Basin Improvement District.

4. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

5. Recitals, including the terms and provisions thereof, as set out in that certain Deed from Will Humphrey, et ux., to Rose M. Poole dated March 26, 1941, recorded November 26, 1943, in Deed Volume 60 at page 151, Records of Klamath County, Oregon.

6. Runway approach clearance easement agreement, including the terms and provisions thereof, in favor of United States of America, dated May 28, 1964, recorded June 12, 1964, in Deed Volume 353 at page 455, Records of Klamath County, Oregon.

7. An easement created by instrument, including the terms and provisions thereof dated September 15, 1969, recorded September 24, 1969, in Book M-69 at page 8242, Microfilm records in favor of South Suburban Sanitary District for sewer line 10 feet in width.

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, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those stated above, 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 \$19,000.00.

WITNESS Grantors' hands this 24th day of August, 1972.

Elmer W. Welch
Phyllis Elaine Welch

WARRANTY DEED, PAGE TWO.

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared the above-named ELMER WOELK and
 PHYLLIS ELAINE WOELK, husband and wife, and acknowledged the
 foregoing deed to be their voluntary act and deed.

Phyllis M. Douda
 PHYLLIS M. DOUDA
 Notary Public for Oregon
 My Commission Expires *7/1/76*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 25th day of August A. D. 1972 at 3:42 o'clock P.M.
 duly recorded in Vol. M 72, of Deeds on Page 9561

Wm D. MILNE, County Clerk
 By *Wm D. Milne*
 fee 6.00

WARRANTY DEED, PAGE THREE.

Return: Equitable Sav + Loan 700 Main St. City 97601