

1972

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 Jimmy D. Smalley and Gail C. Smalley 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 1 Country Gardens
5942 Logan Drive
Klamath Falls, Ore.
SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District: Reservations, restrictions, conditions and set back lines shown on the dedication of the Flat of Country Gardens.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 seised 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 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 \$23,600.00. 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 18 day of December, 1972.

Ronald E. Phair
Lorraine Phair
Dec 18, 1972

STATE OF OREGON, County of Klamath, ss. 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: *Gail K. McDonald*
Notary Public for Oregon
My commission expires April 4, 1975

NOTE: The sentence between the symbols () If not applicable, should be deleted. See Chapter 422, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED Ronald E. Phair and Lorraine Phair TO Jimmy D. Smalley and Gail C. Smalley AFTER RECORDING RETURN TO <i>Donor's Name</i> 535 Main Ct.		STATE OF OREGON County of Klamath } ss. I certify that the within instrument was received for record on the 20th day of December, 1972, at 3:12 o'clock P.M., and recorded in book M 72 on page 14643 or as filing fee number 71542. Record of Deeds of said County. Witness my hand and seal of County affixed. W. D. McNamee COUNTY CLERK By <i>John D. Drayton</i> Deputy
FEE \$ 2.00		

DEC 20 3 14 PM 1972