

7-11-28
KNOW ALL MEN BY THESE PRESENTS, That James T. Smith and Jacque M. Smith, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald E. Phair and Lorraine Phair, 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:

4839 Darwin Place
Klamath Falls, Ore.
Lot 3 Block 4 First Addition to Helene Gardens

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District: Rules, regulations, laws and assessments of South Suburban Sanitary District: Reservations, restrictions, conditions and set back lines shown on the dedication of the Plat of First Addition to Helene Gardens.

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 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 \$ 19,500.00 .
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 28th day of August, 1972.

STATE OF OREGON, County of Klamath, ss.
Personally appeared the above named James T. Smith and Jacque M. Smith

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

Before me: Helen D. Golechewski
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

James T. Smith and
Jacque M. Smith

TO

Ronald E. Phair and
Lorraine Phair

AFTER RECORDING RETURN TO

No.

for Phair
5060 Jennifer
Lane

(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 instrument was received for record on the 28th day of December, 1972, at 2:30 o'clock P.M., and recorded in book M 72 on page 15033
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel Drazic Deputy