

73684

Vol. M73 Page 2070

28-4251
KNOW ALL MEN BY THESE PRESENTS, That Michael D. Carlson & Pamela L. Carlson husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Ronald E. Phair and Lorraine Phair 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 2 Block 4
First Addition to Helene Gardens
Klamath Falls, Ore.
4831 Darwin Place

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 except Trust Deed dated 2/10/71 and recorded 2/24/71 in M-71, at page 1582, executed by Michael David Carlson and Pamela L. Carlson for Commonwealth, Inc.; the balance of which the Grantees herein assume and agree to pay.

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 \$17,650.00
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 9th day of September, 1972

Michael D. Carlson
Pamela L. Carlson

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Michael D. Carlson & Pamela L. Carlson

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

Before me: *Martin W. Bleak*
Notary Public for Oregon
My commission expires October 23, 1975

(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

Michael D. Carlson and
Pamela L. Carlson

TO

Ronald E. Phair and
Lorraine Phair

AFTER RECORDING RETURN TO

Comwe, Inc.
P.O. Box 1603
Medford, Oregon 97501

No.

B8-73-1

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

Fee \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28 day of February, 1973, at 10:55 o'clock A.M., and recorded in book M73 on page 2079 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By *Cynthia A. [Signature]* Deputy