

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 Leslie B. Dawson Jr. and Wilda N. Dawson 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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 Block 2 Bel Aire Gardens, Klamath County, Oregon

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

That certain Trust Deed recorded in book M69 at page 2992 with United States  
National Bank., Mortgage Records, Klamath County, Oregon.

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$17,600.00  
① However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which) ①

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 6th day of May 1971

*Ronald E. Phair*  
*Lorraine Phair*

STATE OF OREGON, County of Klamath ) ss. May 6th, 1971  
Personally appeared the above named Ronald E. Phair and Lorraine Phair

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

(OFFICIAL SEAL)

Before me: *Lylem F. Mcatee*  
Notary Public for Oregon  
My commission expires 1-9-1974

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

TO

AFTER RECORDING RETURN TO

*Western Bank*  
*Main - P.O. Box 1149*  
*K.F.*

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$2.00

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
22nd day of March, 1973,  
at 11:18 o'clock A.M., and recorded  
in book M73 on page 3078  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE,

COUNTY CLERK.

Title.

By *Cynthia B. [Signature]* Deputy