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FORM No. 633—WARRANTY DEED. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967/SO

KNOW ALL MEN BY THESE PRESENTS, That Riley Don Keener & Marilyn Keener husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* Ronald E. Phair and Lorrayne 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 10 Block 5 First Addition to Kelene Gardens
4824 Darwin Place
Klamath Falls, Ore.

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 Kelene 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 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 $ 17,900.00 *.*

①However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th *day of* April *, 19*73*.*

Riley Don Keener

Marilyn M. Keener

STATE OF OREGON, County of Klamath ss. April 24, 1973

Personally appeared the above named Riley Don Keener & Marilyn M. Keener and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC (OFFICIAL SEAL)

Before me: Harlan W. Black
Notary Public for Oregon
My commission expires Oct 23, 1975

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.

633 No.

WARRANTY DEED

Riley Don Keener &
Marilyn M. Keener

TO

Ronald E. Phair &
Lorrayne Phair

AFTER RECORDING RETURN TO

Ron Phair
5610 Jennifer Ln
K-F

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

FEE $2.00

STATE OF OREGON } ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd *day of* JULY *, 19*73*, at* 11:22 *o'clock* A *M., and recorded in book* M 73 *on page* 9403 *or as filing fee number* 79223 *, Record of Deeds of said County.*

Witness my hand and seal of County affixed.

[illegible] Title

By Lucia Quintela Deputy