

1967/50

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 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, sit-
 uated 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 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 \$ 17,900.00
 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 24th day of April, 1973.

Riley Don Keener
Marilyn M. Keener

STATE OF OREGON, County of Klamath

Personally appeared the above named Riley Don Keener
Marilyn M. Keener
 and acknowledged the foregoing instrument to be

their voluntary act and deed.

Before me:

Berlin M. Black
 Notary Public for Oregon

My commission expires Oct 23, 1975

NOTE—The difference 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

Riley Don Keener & Marilyn M. Keener

TO

Ronald E. Phair & Lorraine Phair

AFTER RECORDING RETURN TO

Ron Phair
5440 Juniper Ln
K-9

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

STATE OF OREGON

County of Klamath

I certify that the within instru-
 ment was received for record on the
 23rd day of JULY, 1973,
 at 11:22 o'clock A.M., and recorded
 in book 1173 on page 9403 or as
 filing fee number 79222, Rec-
 ord of Deeds of said County.

Witness my hand and seal of
 County affixed.

W. C. BILBE

COMMISSIONER

Title

By Licia Quintana Deputy