

79600

Vol. 72 Page 9901

FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Robert F. Kephart

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:

See Attached description

The South 125 feet of the North 275 feet as measured along the East
and West lines of the following described property:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39
South, Range 9 East of the Willamette Meridian, more particularly
described as follows:

Beginning at a point on the East boundary of Homedale Road: Said
point being North 89 48' East a distance of 30.0 feet and South
0 10' East a distance of 822.0 feet from the North west corner of
the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14: thence South 0 10' East along the
East boundary of Homedale Road a distance of 524.8 feet to the North
boundary of Airway Drive; thence South 89 41' East along the North
boundary of Airway Drive a distance of 350.0 feet; thence North 0
10' West parallel with Homedale Road a distance of 527.8 feet; thence
South 89 48' West a distance of 350.0 feet, more or less, to the
point of beginning.

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 \$ 24,500.00
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 31 day of July, 1973

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Robert F. Kephart

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

(OFFICIAL SEAL)

Before me: *Beth B. B.*
Notary Public for Oregon
My commission expires March 1, 1976

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

Robert F. Kephart

TO

Ronald E. Phair and
Lorraine Phair

AFTER RECORDING RETURN TO

Ron Phair
5640 Jennifer Dr
113.

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

FEE \$ 4.00

STATE OF OREGON

County of Klamath

I certify that the within instru-
ment was received for record on the
31st day of JULY, 1973,
at 2:44 o'clock P.M., and recorded
in book 73 on page 9901 or as
filing fee number 79600, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

W. D. DAZIL

COUNTY CLERK

By *W. D. Dazil* Deputy

SUBJECT TO: Contracts, regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

9902

(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
Except those set forth above

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 \$ 21,500.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 31 day of July, 1973

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named Robert F. Kephart

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

(OFFICIAL SEAL)

Before me: *Barth S. Baker*
Notary Public for Oregon
My commission expires March 1, 1976

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

Robert F. Kephart

TO

Ronald E. Phair and
Lorraine Phair

AFTER RECORDING RETURN TO

Ron Phair
5640 Jennifer Dr
143.

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

REC \$ 1.00

STATE OF OREGON

County of Klamath) ss.

I certify that the within instrument was received for record on the 31st day of JULY, 1973, at 2:00 o'clock P.M., and recorded in book 73 on page 9901 or as filing fee number 78600, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NOTARY PUBLIC

COUNTY CLERK

Title

By *Hazel D. Hazel* Deputy