

01-09481 -A23847

Vol 72

13998

KNOW ALL MEN BY THESE PRESENTS, That Dennis R. Hassell & Grace A. Hassell & Ronald E. Phair and Lorraine Phair

to grantor paid by Ronald E. Phair & Lorraine Phair, hereinafter called the grantor, for the consideration hereinafter stated, husband and wife

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 1h Block 1 Country Gardens  
Klamath Falls, Ore.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath Irrigation District; Reservation, restrictions, conditions and set back lines shown on the dedication of the Plat of Country 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 \$ 3,500.00  
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 16th day of Oct, 1973

STATE OF OREGON, County of Klamath  
Personally appeared the above named Dennis R. Hassell and Grace A. Hassell and Lorraine Phair, Dennis R. and Grace A. Hassell  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon  
My commission expires 7/1/76

(OFFICIAL SEAL)  
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

Dennis R. Hassell & Grace A. Hassell & Ronald E. Phair & Lorraine Phair

TO  
Ronald E. Phair and Lorraine Phair

AFTER RECORDING RETURN TO

12th Fed S/L  
540 Main  
City

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

### STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 17 day of Oct, 1973, at 3:57 o'clock PM., and recorded in book M-73 on page 13998 or as filing fee number 82649, Record of Deeds of said County.

Witness my hand and seal of County affixed.  
Wm. D. Milne

County Clerk Title  
By Hazel D. Drayton Deputy

2.00

OCT 17 3 52 PM 1973