

KNOW ALL MEN BY THESE PRESENTS, That

Ronald E. Phair and Lorryne Phair  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by Harold O. Beeman and Mildred M. Beeman  
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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14 Block 1 Country Gardens  
Klamath Falls, Ore.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of  
Klamath Irrigation District; Reservations, 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  
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 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 \$21,200.00

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

In construing this deed and where the context so requires, the singular includes the plural,  
WITNESS grantor's hand this 16 day of Oct 1973

STATE OF OREGON, County of Klamath  
Personally appeared the above named

Ronald E. Phair and Lorryne Phair

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

Before me:

Notary Public for Oregon

My commission expires 7/1/76

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

Ronald E. Phair and  
Lorryne Phair

TO

Harold O. Beeman and  
Mildred M. Beeman

AFTER RECORDING RETURN TO

1st Fed S/L  
540 main  
City

(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  
17 day of October, 1973  
at 3:52 o'clock P. M., and recorded  
in book M-73 on page 13999 or as  
file number 82650, Record of  
Deeds of said County.

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

County Clerk Title  
By Hazel Drazil Deputy

2:00