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## WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT RONALD E. PHAIR and LORRAYNE PHAIR,  
husband and wife,hereinafter known as grantors, for the consideration hereinafter stated  
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

CLYDE R. GARRETT and SARAH M. GARRETT,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 1 in Block 1 COUNTRY GARDENS,

SUBJECT TO: Contract and/or lien for irrigation and/or drainage; Agree-  
ment between Henry E. Ankeny, et al., and United States of America,  
recorded August 26, 1909 in Deed Vol. 27, page 340, Klamath County, Oregon  
Deed Records; Agreement between United States of America and J. W.  
Siemens recorded April 19, 1919 in Deed Vol. 50 at page 163 as supple-  
mented by contract between United States of America and J. W. Siemens  
recorded June 7, 1920 in Deed Vol. 52 at page 567, Deed Records of  
Klamath County, Oregon; Restrictions of record; and to easements and  
rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00.  
~~However, the actual consideration includes other property which is part of the consideration.~~  
~~(Strike out the above when not applicable)~~

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an  
estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and  
their assigns, that they are the owner s in fee simple of said premises; that they are free from  
all incumbrances, except as above set forth,  
and that they will warrant and defend the same from all lawful claims whatsoever,  
except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hand s and seal s  
this 24th day of May 19 74

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ) ss. May 24, 19 74  
Personally appeared the above named Ronald E. Phair and Lorraine Phair, husband and wife,

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

Before me:

Pending further Notice, mail tax  
statements to:  
Department of Veterans' Affairs  
General Services Bldg.  
Salem, Oregon 97310

*Cyril V. McDermott*  
Notary Public for Oregon. April 4, 1975  
My commission expires

After recording return to:

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was re-  
ceived for record on the 27th day of MAY  
19 74, at 3:43 o'clock P.M., and recorded in book  
M 71 on page 6599 Record of Deeds of  
said County.

Witness my hand and seal of County affixed.

By *Hazel D. M. L. M.* County Clerk-Recorder  
Deputy

FEE \$ 2.00

From the Office of  
GANONG, SISEMORE & ZALISKY  
538 Main Street  
Klamath Falls, Oregon 97601