

FORM No. 633—WARRANTY DEED (Individual or Corporate)  
1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL O. JOACHIM and MARY J. JOACHIM, husband and wife,  
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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26 in Block 1 of FIRST ADDITION TO KELENE GARDENS, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; reservations, restrictions, covenants, easements and rights of way of record, and those apparent on the land.

(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 as above set forth

and that grantor will warrant and forever defend the said 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 \$ 22,750.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.  
In Witness Whereof, the grantor has executed this instrument this 21st day of June, 1974;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

*Ronald E. Phair*  
*Lorraine Phair*

STATE OF OREGON,  
County of Klamath } ss.  
June 21st, 1974

STATE OF OREGON, County of } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_  
and \_\_\_\_\_  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_  
a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.  
Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Personally appeared the above named RONALD E. PHAIR and LORRAYNE PHAIR husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
*Ronald E. Loan*  
Notary Public for Oregon  
My commission expires March 1975

Notary Public for Oregon  
My commission expires \_\_\_\_\_

Ronald E. Phair & Lorraine Phair

GRANTOR'S NAME AND ADDRESS  
Paul O. Joachim & Mary J. Joachim

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*First Federal*  
*540 Main*  
*City*

NAME, ADDRESS, ZIP  
First Federal Savings & Loan  
540 Main Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of June, 1974, at 10:26 o'clock A.M., and recorded in book 174 on page 7931 or as file/reel number 90408.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

*By [Signature] Deputy*  
Recording Officer

FFB \$ 2.00

VA Form 26-4338  
Apr. 1974. Use Of  
1810, Title 38, U.S.C.  
to Federal National  
Association.

SPECIAL P