

90990

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PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That Clyde R. Garrett and Sarah M. Garrett
husband and wife
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:

4831 Derby Place First Addition to Kelene Gardens
Lot 4 Block 5
Klamath County, Oregon.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath
Irrigation District; Rules, regulations, drainage assessments of South Suburban
Sanitary District; Reservation, restrictions, conditions, and set back lines
shown on the dedication of the Plat of First Addition to Kelene 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 \$ 21,000.00
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 day of

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

and acknowledged the foregoing instrument to be

(OFFICIAL SEAL.)

Before me:

Notary Public for Oregon
My commission expires

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 442, Oregon Laws 1967, as amended by the 1967 Special Session

WARRANTY DEED

Clyde R. Garrett and
Sarah M. Garrett

John A. Ret.
Ronald E. Phair and
Lorraine Phair

AFTER RECORDING RETURN TO

5610 *San Juan Lane*

No.

STATE OF OREGON

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
10th day of JULY, 1974,
at 11:12 o'clock A.M., and recorded
in book 14 on page 8657 or as
file number 90990, Record of
Deeds of said County.

Witness my hand and seal of
County attested.

By *Hazel W. Hays* Deputy