

91504

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THE QUADRANT CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. PHAIR AND LORRAYNE 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 Block 14 the Meadows. Klamath Falls, Oregon
according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon

(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 reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessment of water users and sanitation districts.

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 \$ 3,750.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 22 day of May, 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)

By:

THE QUADRANT CORPORATION

Dave Enemark, Vice President & Gen. Mgr.

STATE OF OREGON,

County

ss.

STATE OF OREGON, County of Klamath

May, 22

19 74

ss.

Personally appeared

Dave Enemark

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the General Manager and Vice president and that the latter is the

The

Quadrant Corporation

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.

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

Before me:

(SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

9-30-74

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH COUNTY TITLE COMPANY
P.O. Box 151
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of JULY, 1974, at 3:49 o'clock P.M., and recorded in book 174 on page 9295 or as file/reel number 91504.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By: [Signature] Recording Officer
[Signature] Deputy

FEE \$ 2.00

STATE OF OREGON, County of Klamath
Personally appeared the above named [Name]
and acknowledged the foregoing instrument to be voluntary act and deed.

(OFFICIAL SEAL)

NOTE—the sentence between the symbols @, if not applicable, should be deleted.

WARRANTY DEED

Ronald E. Phair
Lorrayne Phair