

28-7894 01-09741
93757Vol. 114 Page 13248

Warranty Deed

This Indenture Witnesseth, That RONALD E. PHAIR and LORRAYNE

PHAIR, husband and wife,

herein called "grantors," in consideration of TWENTY-TWO THOUSAND FOUR HUNDRED EIGHTY AND NO/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

HARLEY CHARLES JAMES and SHERRIE ANN JAMES, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Lot 43, Block 1, TRACT NO. 1078, known as SECOND ADDITION TO KELENE GARDENS. SUBJECT TO: (1) 1974-75 real property taxes which are now a lien but not yet due and payable. (2) Regulations, levies, liens, assessments, rights of way and easements of South Suburban Sanitary District. (3) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. (4) Warranty Clearance Easement, including the terms and provisions thereof, in favor of United States of America dated May 28, 1964, recorded June 12, 1964, in Deed Volume 353, Page 455, Records of Klamath County, Oregon. (5) Easement created by instrument, including the terms and provisions thereof, dated September 15, 1969, recorded September 24, 1969, in Book M-69, Page 8242, Microfilm Records, in favor of South Suburban Sanitary District for sewer line 10 feet in width. (6) Easement created by instrument, including the terms and provisions thereof, dated May 15, 1928, recorded May 16, 1928, in Book 78, Page 500, Deed Records, in favor of Klamath County, Oregon, for road purposes. (7) Set back provisions as delineated on the recorded plat, 20 feet from front and rear lot lines. (8) Utility easements as delineated on the recorded plat along the Southwesterly 16 feet and the East 5 feet. (9) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Kelene Gardens,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.
TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do covenant to and with said grantees, their heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$22,480.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

8th day of October, 1974.*Ronald E. Phair*
*Lorraine Phair*H. F. SMITH
Attorney at Law
508 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO: a Return

First Federal Savings & Loan Ass'n.

Klamath Falls, Ore. (Main & 5th Sts)

STATE OF OREGON
County of KLAMATH

ss. October 8th, 1974.

13249

Personally appeared the above-named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ronald L. Sloan
NOTARY PUBLIC FOR OREGON
My commission expires 11/23/1975

STATE OF OREGON
County of KLAMATH

ss. , 19

Personally appeared who, being first duly sworn, did say that he the and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data

STATE OF OREGON
County of Klamath } ss.

Filed for record at request of
TRANSAMERICA TITLE INS. CO.
on this 9th day of OCTOBER 1973
at 3:51 o'clock P. M. and duly
recorded in Vol. 74 of D-3DS
Page 13248

WM. D. MILNE, County Clerk
By *Edward L. DeGail* Deputy.
Fee \$ 4.00

Return to: