

94206

Warranty Deed

This Indenture Witnesseth, That RONALD E. PHAIR and LORRAYNE

PHAIR, husband and wife,

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

RONALD L. ROSE and LYNDIA K. ROSE, husband and wife,

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

Lot 2, Block 12, TRACT NO. 1026, THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) 1974-75 real property taxes which are now a lien but not yet due and payable. (2) Rules, regulations and assessments of South Suburban Sanitary District. (3) Easement and right of way, including the terms and provisions thereof, given by Frank Nisthammer, a single man, to The California Oregon Power Company, a California corporation, dated April 16, 1931, recorded May 2, 1931, in Volume 95, Page 177, Deed Records of Klamath County, Oregon. (4) Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1026, The Meadows. (5) Declaration of Covenants, Conditions and Restrictions recorded November 29, 1971, in Volume M-71, Page 12500, Microfilm Records of Klamath County, Oregon,

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 \$25,900.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 8th day of October, 1974.

RONALD E. PHAIR

LORRAYNE PHAIR

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H. F. SMITH (K17761M)
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:

First Federal Savings & Loan

Main & 6th. Sts., K. Falls, Ore

13223

13958

STATE OF OREGON } ss. October 8, 1974
County of KLAMATH }

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:

Donald Sloan
NOTARY PUBLIC FOR OREGON
My commission expires *Mar 3, 1975*

STATE OF OREGON } ss. 19
County of KLAMATH }

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
Recorded at request of
KLAMATH COUNTY TITLE CO.
on this 25th day of OCTOBER A. D. 1974
at 11:03 o'clock A. M. and duly
recorded in Vol. 11 of DEEDS
Page 13957

STATE OF OREGON } ss.
County of Klamath }

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy
Fee \$ 4.00

Return to:

D. D. Sloan
240 Main
Medford

herein
free of
any
as the
The
said
promptly
hereof
promptly
said
time
beneficiary
fact; not
constructed
no what of a
now or here
in a sum not
secured by this
licatory, and to
approved for
fifteen days prior
said policy of ins
discretion obtain
shall be non-cash
obtained
In order to pro
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helpful and inter
other charges due
ing twenty months
payable monthly
such trust deed
have been remitt