

94302

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 12 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 21st day of October, 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: Dave Enemark
Dave Enemark, Vice President and Gen. Mgr.

STATE OF OREGON,
County of Multnomah

STATE OF OREGON, County of Multnomah
October 21, 1974
Personally appeared Dave Enemark

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

and who, being duly sworn, each for himself and not one for the other, did say that the former is the General Manager & Vice President and that the latter is the Quadrant Corporation

Before me:
Notary Public for Oregon
My commission expires:

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: 9-30-77

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath County Title Co.
P.O. Box 151
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Fiscal Federal Sav & L
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 28 day of OCTOBER, 1974, at 1:42 o'clock P.M., and recorded in book 474 on page 14912 or as file/reel number 94302.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By Hazel Dray Deputy
FEE \$ 2.00

STATE OF OREGON
County of
Personally appeared the
ment to be and acknowledged
Before me:
Notary Public for Oregon
My commission expires