

KNOW ALL MEN BY THESE PRESENTS, That Robert Lee Phillips and Susan K. Phillips, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry Neely and Elissa Neely, 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:

The Southerly 10 feet of the Easterly 45 feet of Lot 3, and the Northerly 40 feet of the Easterly 45 feet of Lot 4 in Block 1 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

RECEIVED
[Signature]

(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 as above described.

and that grantor will warrant and forever defend the above granted 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 \$ 6,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).²

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st. day of August 19 71

Robert Lee Phillips
Susan K. Phillips

STATE OF OREGON, County of Klamath) ss. August 31st. 19 71
 Personally appeared the above named Robert Lee Phillips and Susan K. Phillips

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

(OFFICIAL SEAL)

Before me: *Beaton E. Gray*
 Notary Public for Oregon June 16, 1974
 My commission expires

NOTE—The sentence between the symbols ②, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ROBERT LEE PHILLIPS,

et ux,

TO

HENRY NEELY,

et ux,

AFTER RECORDING RETURN TO CL

Mr. & Mrs. Henry Neely
 531 No. 11th, City 97601

No.

Mr. & Mrs. Jules J. Renard
 1324 Wilford
 City, 97601

DO NOT USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 30th day of JANUARY, 1975, at 3:50 o'clock P. M., and recorded in book M 75 on page 1384 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel Drake* Deputy

FEE \$ 2.00