

1-1-74

99171

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Ronald E. Phair and Lorryne Phair
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert F. and Andrea Lee Simonson, 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 13 of Tract No. 1026 known as The Meadows
Klamath Falls, Ore.

(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 subject to reservations, restrictions, easements and rights-of-way
of record and those apparent on the land

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 \$ 27,400.00
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 to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of March, 1975;
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)

STATE OF OREGON,)
County of Klamath) ss.
March 24, 1975

Personally appeared the above named
Ronald E. Phair and
Lorryne Phair

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

NOTARY
(OFFICIAL
SEAL)

Before me, *W. D. Milne*

Notary Public for Oregon

My commission expires

My Commission Expires Nov. 20, 1978

Ronald E. Phair and

Lorryne Phair

4215 Barry Drive

GRANTOR'S NAME AND ADDRESS

Robert F. Simonson

Andrea Lee Simonson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ron Phair and Son

4215 Barry Drive

NAME, ADDRESS, ZIP

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

First National
P.O. Box 608
City

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.
1975

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, 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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of March, 1975,
at 4:00 o'clock P.M., and recorded
in book M-75 on page 3268 or as
file/reel number 99171.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer

By

Hazel Deputy

SPACE RESERVED
FOR
RECORDER'S USE