

2297

38-9185 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D. Cordell Staker and Susan E. Staker, 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 1 Block 14 The Meadows, Tract 1026 Winchester Klamath Falls, Ore.

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1026, The Meadows, and those set forth upon the land.

(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

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 \$ 23,750.00

However, the actual consideration consists of or includes other property or value given or promised which is for 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 27th day of June, 19 75; 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,) ss.
County of Klamath
June 27, 19 75

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

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

Before me, Notary Public for Oregon, My commission expires November 28, 1978

STATE OF OREGON, County of Klamath) ss.
Personally appeared, 19 75

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 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Ronald E. Phair and Lorraine Phair
4215 Barry Drive
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

D. Cordell Staker and Susan E. Staker
1935 Academy St.
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. Phair
4215 Barry Drive
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

First National
RELO P.O. Box 153C
city
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of June, 19 75, at 3:40 o'clock P.M., and recorded in book M. 75 on page 7604 or as file/reel number 2297.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
Deputy

FEE \$ 2.00