

2338

124

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 & 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 3 BLOCK 14, The Meadows, Tract 1026, Klamath County Oregon

RECEIVED  
2:10 pm

(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 end 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 records and those apparent upon the land; rules, regulations, liens and assessment of water users and sanitation districts.

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 \$ 3,850.00. 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 30 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)

BY:

THE QUADRANT CORPORATION

Joseph H. Lipscomb  
Oregon Region General Manager

STATE OF OREGON, County of Washington ) ss.  
June 12, 19 75

Personally appeared Joseph H. Lipscomb, who, being duly sworn,

and for himself and on behalf of the said corporation, did hereby certify that the foregoing is the true and correct copy of the original instrument as the same appears from the records of the Oregon Region General Manager.

The Quadrant Corporation, 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:

Notary Public for Oregon

My commission expires:

9-30-77

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

The Quadrant Corporation  
8364 SW Nimbus  
Beaverton, Oregon 97005

GRANTOR'S NAME AND ADDRESS

Ronald E. & Lorraine Phair  
4215 Barry Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st Natl Bk P.O. Box 1936  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Samuel F. above FNB

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of JULY, 19 75, at 3:40 o'clock P.M., and recorded in book M 75 on page 7465 or as file/reel number 2338

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Hazel Deputy

FEE \$ 3.00

June

The Mortgage