

A-26019

FORM No. 633—WARRANTY DEED.  
1967/50

3308

8755

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KNOW ALL MEN BY THESE PRESENTS, That BRISTOL COURT DEVELOPMENT COMPANY, a co-partnership of Ronald E. Phair and Lorraine Phair, husband and wife, and Donald L. Sloan & Hazel I. Sloan, husband & wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald L. Sloan and Hazel I. Sloan, husband and wife

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:

A portion of the SE 1/4 Section 11 Township 39 South, Range 9 East, W.M., lying South of the USBR 1-C-3-B Drain described as follows: Beginning at the point of intersection of the South line of the USBR 1-C-3-B Drain right of way and the East line of said SE 1/4 SW 1/4; thence West along said South line to its intersection with the Northeast corner of Tract 1026, The Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence along the Easterly and Southerly boundary of said plat to its intersection with the Northeasterly line of the USBR F-7 (A-3-C) lateral, according to the official plat thereof on file in the records of Klamath County, Oregon; thence Southeasterly along said Northeasterly line to the East line of said SE 1/4 SW 1/4; thence North along said East line to the point of beginning.

(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 those things of record and the Taxes for 1974-75 which are unpaid and the taxes for 1975-76 which now are a lien but are not yet payable;

AND: a mortgage, including the terms and provisions thereof, given by Bristol Court Development Co., a partnership, to Western Bank, an Oregon banking corporation, dated June 20, 1975, recorded July 11, 1975, Vol. M75, page 7888, Mortgage Records of Klamath County, Oregon, to secure the payment of \$38,000.00, which the grantees assume and agree to pay.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-ful 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 \$ none

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30th day of July, 1975.

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Ronald E. Phair and Lorraine Phair, and Donald L. Sloan and Hazel I. Sloan, co-partners of the BRISTOL COURT DEVELOPMENT COMPANY and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires 11/28/78

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

## WARRANTY DEED

BRISTOL COURT  
DEVELOPMENT COMPANY

TO

Donald L. Sloan &  
Hazel I. Sloan

AFTER RECORDING RETURN TO

Don Sloan, Realtor  
107 So. 7th. St.  
Klamath Falls, Ore.Send TAX statements to the  
same.

FEE \$ 3.00

## STATE OF OREGON

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
30th day of JULY, 1975,  
at 4:00 o'clock A.M., and recorded  
in book M 75 on page 8755 or as  
file number 3308, Record of  
Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

By *[Signature]* Title  
Deputy