

3360

WARRANTY DEED

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Vol. 75 Page 8860

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 & wife.

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 11, The Meadows Tract 1026

JUL 31 1975

RECEIVED

3:40 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 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 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.

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 \$ 3,850.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 31 day of July, 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)

By THE QUADRANT CORPORATION  
Joseph H. Lipscomb  
Oregon Region General Manager

STATE OF OREGON, }  
County of } ss.  
1975

STATE OF OREGON, County of Washington } ss.  
July 28, 1975

Personally appeared Joseph H. Lipscomb

Personally appeared the above named

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

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires

Personally appeared, who being duly sworn, for himself and not one for the other, did say that the former is the Oregon Region General Manager and that the latter is the Secretary of

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:  
Donna L. Spawyer  
Notary Public for Oregon  
My commission expires: 7-30-77

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 31 day of July, 1975, at 3:40 o'clock P.M., and recorded in book M 75 on page 8860 or as file/reel number 3360, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

Recording Officer  
Hazel L. Drayton Deputy

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. Phair  
4315 Quincy Ave  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Lot 1000 Bank  
60 3131 T-6  
Portland Oregon 97202

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE