

6581

38-7833

WARRANTY DEED

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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
Roy E. Clifton and Vivien Jonetta Clifton, 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 ap-
pertaining, 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
SUBJECT TO: Regulations, restrictions, covenants, easements, including levies,
assessments, water and irrigation rights and easements for ditches and canals,
of Meadows District Improvement Co.; Regulations, including levies, liens, as-
sessment, rights of way and easements of the South Suburban Sanitary District;
Rights of way of record and those appertent 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 \$ 31,900.00.
However, the actual consideration consists of other property or value given or promised which is
part of the 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 27 day of October, 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)

Ronald E. Phair
Lorraine Phair

STATE OF OREGON,
Klamath } ss.
County of Ore., 1975

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 19____

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

_____ and
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 _____

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

_____, 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.

Below the
(OFFICIAL
SEAL) Merlin M. Bleak
Notary Public for Oregon
My commission expires Oct 23, 1979

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

Ronald E. Phair & Lorraine Phair
P.O. Box 1684
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,
County of Klamath } ss.

Roy E. Clifton and Vivien Jonetta Clifton
4318 Barry Court South
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

I certify that the within instru-
ment was received for record on the
27th day of OCTOBER, 1975,
at 3:38 o'clock P. M., and recorded
in book M. 75 on page 13426 or as
file/reel number 6581,
Record of Deeds of said county.

After recording return to:
Ronald E. Phair
P.O. Box 1684
4318 Barry Court
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of
County affixed.

Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans Affairs
General Services Office
Salmon, Ore. 97310
NAME, ADDRESS, ZIP

W. D. MILNE
By Hazel May Recording Officer
Deputy

FEE \$ 3.00

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