

MTC 119-1269

WARRANTY DEED

Vol. 75 Page 14261

KNOW ALL MEN BY THESE PRESENTS, That

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROELOF STEENBLIK and DENA STEENBLIK, husband and 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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: The statutory powers, including power of assessment, of South Suburban Sanitary District and Klamath Irrigation District; Building set-back line 20' from street as shown on plat; Public utility easement along rear 8' as shown on plat; Reservations as contained in plat dedication..... 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 \$ 23,900.00

~~Whereof, the actual consideration consists of the value of the above described premises, less the value of the above described encumbrances, and the value of the consideration is hereby acknowledged by the grantor and grantee.~~ (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 12 day of November, 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)

STATE OF OREGON, }
County of Klamath } ss.
November 12, 1975

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

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

Before me: Paula McAllister
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and _____, 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: _____

PHAIR

GRANTOR'S NAME AND ADDRESS

STEENBLIK

GRANTEE'S NAME AND ADDRESS

After recording return to:
Roelof & Dena Steenblik
1580 Rose Park Circle
Salt Lake City, Utah 84116
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Roelof & Dena Steenblik
1580 Rose Park Circle
Salt Lake City, Utah 84116
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 13th day of NOVEMBER, 1975, at 1:12 o'clock P. M., and recorded in book M. 75 on page 14264 or as file/reel number 7171, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE
By _____ Recording Officer
Deputy

FEE \$ 3.00