

38-10665 13188

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  
Russell LeMar Barnes and Judith Ann Barnes, 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 47 Block 1 Second Addition to Kelene Gardens  
Klamath Falls, Ore.

SUBJECT TO: Liens and assessments of Klamath Irrigation District: Rules,  
regulations, and assessments of South Suburban Sanitary District; Reservations,  
conditions and set back lines shown on the dedication of the Plat of Second  
Addition to Kelene Gardens.

Re-recorded to show marital status

(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 set forth above.

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 \$ 25,200.00.  
Howsoever the whole or part of the consideration consists of cash, property or value given or promised which is  
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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_;  
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.

April 28, 1976

Personally appeared the above named \_\_\_\_\_

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

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

Ronald E. Phair & Lorraine Phair  
P.O. Box 1634  
Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

Russell LeMar Barnes & Judith Ann Barnes  
1720 Johnson St.  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ron Phair  
P.O. Box 1684  
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

1st National Bank  
P.O. Box 130X  
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

re-recorded to add "husband &amp; Wife"

State of Oregon, } ss.  
County of KlamathI hereby certify that the within instrument was  
received and filed for record on the 19th

day of May, 1976, at 11:01

o'clock A.M. and recorded on Page 7423

in Book M 76 Records of DEEDS

of said County.

WM. D. MILNE, County Clerk

By Hazel Hays Deputy

Fee \$3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the

19th day of APRIL, 1976,

at 2:42 o'clock P.M., and recorded

in Book M 76 on page 6361 or as

its reel number 13188

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

By Hazel Hays Deputy

FEE \$ 3.00

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