

13997

KNOW ALL MEN BY THESE PRESENTS, That

Ronald E. Phair and Lorryne Phair  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David M. Willard and Lavonne M. Willard, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 Block 6 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 dedications of the Plat of Second Addition to Kelene Gardens.

(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.  
However, the actual consideration consists of or includes other property or value than money or cash, in which case the grantor shall 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 19 day of May, 1976;  
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.

Personally appeared the above named Ronald E. Phair and Lorryne Phair, husband and wife.

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 2-3-79

Ronald E. Phair and Lorryne Phair  
P.O. Box 1684  
Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

David MacDonald Willard and Lavonne Mey  
795 Westbrook, Falcon Heights  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald E. 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 Natl Bank of Oregon  
Klamath Falls, Ore. P.O. Box 1936  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath 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:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of May, 1976, at 3:47 o'clock P.M., and recorded in book M. 76 on page 7478 or as file/reel number 13997.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel L. May, Deputy

FEE \$ 3.00