

1-174

18091

WARRANTY DEED

M76

Page 13221

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Phair and Rita L. Phair
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Robert F. Otis and Debra K. Otis, 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:

South Easterly 1/8 Lot 4 and North westerly 17' of Lot 5 Block 3
First Addition to Tonatee Homes
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 First Addition to Tonatee Homes.

(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 \$ 23,500.00
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 ©, 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 24th day of August, 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.

August 24, 1976

Personally appeared the above named

ROBERT L. PHAIR & RITA L. PHAIR HUSBAND & WIFE

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/7/80

STATE OF OREGON, County of Klamath } ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Robert L. Phair and Rita L. Phair
1505 Madison Sp. #2
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

Robert F. Otis and Debra K. Otis
4439 Memorie Lane
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Phair 1st National Bank
1505 Madison Sp. #2 P.O. Box 1936
Klamath Falls, Ore. 97601 OR 97601
NAME, ADDRESS, ZIP

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

1st National Bank of Oregon
P.O. Box 1936
Klamath Falls, Oregon
NAME, ADDRESS, ZIP 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of August, 1976 at 3:51 o'clock PM, and recorded in book M 76 on page 13221 or as file/reel number 18091, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Sarahy Recording Officer
Deputy

FEE \$ 3.00