

1-1-74

18981

BARGAIN AND SALE DEED Vol. 176 Page 14436

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRISTOL COURT DEVELOPMENT COMPANY hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5, Block 14, First Addition to The Meadows, Tract #1071, Klamath County, Oregon, according to the official plat thereof on file in the records of the Clerk of Klamath County, Oregon,

SUBJECT TO: That certain Construction Mortgage to The First National Bank of Oregon recorded in the records of Klamath County, Oregon, #18611, Volume M-76, Page 13915,

The rules and regulations of The Meadows District Improvement Company,

The taxes for the year 1976-77 which now are a lien but not yet payable,

All other instruments of record pertaining to said real property,

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

~~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 <sup>Ⓢ</sup>, 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 14<sup>th</sup> day of September, 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.

*Ronald E. Phair*  
*Lorraine Phair*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 14, 1976

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

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-3-79

STATE OF OREGON, County of

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:

Ronald E. Phair & Lorraine Phair  
4106 Bristol Court  
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS

Bristol Court Development Company  
107 So. 7th. St.  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bristol Court Development Company  
107 So. 7th. St.  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Bristol Court Development Company  
107 So. 7th. St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14 day of Sept., 1976, at 4:08 o'clock P.M., and recorded in book M-76 on page 14436 or as file/reel number 18984.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

*L. D. Milne*  
Deputy

3.00