

18091

WARRANTY DEED

Vol. 176 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, 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:

South Easterly 48' 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.

Re-recorded to add husband & wife.

(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 \$2,500.00

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.

Before me, Notary Public for Oregon My commission expires: 8/27/80

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:

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 of Oregon P.O. Box 1936 Klamath Falls, Ore. 97601 OR 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address: 1st National Bank of Oregon P.O. Box 1936 Klamath Falls, OREGON 97601 NAME, ADDRESS, ZIP

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 2:54 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.



INDEXED

WM. D. MLINE Recording Officer By Deputy

FEE \$ 3.00

Deputy

14829

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica TitleCo.

this 22nd day of September A. D. 1976 at 10:45 o'clock A., and
duly recorded in Vol. M76, of Deeds on Page 14828

Wm D. MILNE, County Clerk

By Barbara DeLore

fee \$6.00