

20760

WARRANTY DEED

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#38-11650

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  
David Loren Keithley and Wanda Kay Keithley, 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 15 Block 6 Tract 1078, Second Addition to Kelene Gardens  
Klamath County, 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; Utility easements as delineated on eht recorded  
plat along East 8 feet; Restrictions, but omitting restrictions, if any,  
based on color, religion or national origin as shown on the recorded 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 given or promised which is  
the whole 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 25 day of October, 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 KlamathOctober 25, 1976.

Personally appeared the above named  
Ronald E. Phair and Lorraine Phair, husband  
and wife, and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 3-3-79STATE 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 \_\_\_\_\_

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 be-  
half 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:

Ronald E. Phair and Lorraine Phair  
P.O. Box 1681  
Klamath Falls, Ore. 97601  
GRANTOR'S NAME AND ADDRESS

David Loren Keithley and Wanda Kay Keithley  
1907 Lorraine Place  
Klamath Falls, Ore. 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

David L. Keithley  
1907 Lorraine Place  
Klamath Falls, Ore. 97601  
NAME, ADDRESS, ZIP

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

First National Bank of Ore  
Klamath Falls, Ore. P.O. Box 1936  
Klamath Falls, Ore. 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-  
ment was received for record on the  
25th day of OCTOBER, 1976,  
at 3:49 o'clock P.M., and recorded  
in book M. 76 on page 16963 or as  
file/reel number 20760.

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

WM. D. MILNE

By Hazel D. Maguire Deputy  
Recording Officer

FEE \$ 3 00