

38-11711

KNOW ALL MEN BY THESE PRESENTS, That Edgar J. Blodgett and Evangelina F. Blodgett, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald E. Phair & Lorryayne Phair, (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 _____ and State of Oregon, described as follows, to-wit:

Lot 25 Block 2 of Tract No. 1002 LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easement in Deed Volume 69 page 384 and Deed Volume 96 page 476 of records of Klamath County, Oregon, Agreement recorded in Deed Volume 128 page 593, records of Klamath County, Oregon, Agreement in Volume M-67 page 9824, Microfilm records of Klamath County, Oregon; reservations and restrictions contained in the dedication of the plat of LaWanda Hills, Tract No. 1002 and Mortgage recorded 2-12-71 in Microfilm records M-71 page 1405, records of Klamath County, Oregon.

(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

and that

grantor will warrant and forever defend the above granted 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 \$ 7,000.00

~~However, the actual consideration which is included in the property is \$ 7,000.00, and the balance of the consideration is \$ 0.00.~~part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 12 day of JANUARY, 1977.

Edgar J. Blodgett
Evangelina F. Blodgett

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Edgar J. Blodgett and Evangelina F. Blodgett

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

Before me:

Notary Public for Oregon

My commission expires 7-17-78

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Ran Phair
P.O. Box 1684
City

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 7th day of JANUARY, 1977, at 3:50 o'clock P.M., and recorded in book M 77 on page 379 or as file number 23901, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drake Deputy

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