

24195

WARRANTY DEED

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766

#11982

MAY-KNOX-NEED LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorrayne Phair
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Boyd H. Phillips and Nancy S. Phillips 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 3 Block 9 Tract 1025 Winchester
 Klamath County, Oregon

SUBJECT TO: Regulations, including levies, assessments, water and irrigation
 rights and easements for ditches and canals, of Klamath Irrigation District;
 Regulations, including levies, liens, assessments, rights of way and easements
 of the South Suburban Sanitary District; Restrictions, but omitting restrictions,
 if any, based on race, color, religion or national origin, imposed by instrument,
 including the terms thereof,

Recorded September 9, 1971 Book: M-71 Page: 9617

(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 \$ 26,300.00.
 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 14 day of January, 1974;
 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,
 Klamath } ss.

County of Klamath

Jan 14, 1974

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

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: Oct 23, 1979

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____, 19____, 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 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 Lorrayne Phair
 P.O. Box 1684 4106 Bristol Court
 Klamath Falls, Ore. 97601
 GRANTOR'S NAME AND ADDRESS

Boyd H. Phillips and Nancy S. Phillips
 4917 Memorie Lane
 Klamath Falls, Ore. 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Boyd H. Phillips
 4917 Memorie Lane
 Klamath Falls, Ore. 97601
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 14th day of January, 1974,
 at 3:23 o'clock P.M., and recorded
 in book M 77 on page 766 or as
 file/reel number 24195,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

By J. Hazel Dray Recording Officer
 Deputy

FEE \$ 3.00

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