

1-1-74

25740

WARRANTY DEED

AKA Dennis R. Hassell

KNOW ALL MEN BY THESE PRESENTS, That D. Ray Hassell and Grace A. Hassell  
and Ronald E. Phair and Lorrayne Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Ronald E. Phair and Lorrayne 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15, block 1, Country Gardens, Klamath Falls, Oregon

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of Klamath  
Irrigation District; Reservations, restrictions, conditions and set back lines  
shown on the dedication of the Plat of Country 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 \$ NONE  
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 18 day of February, 1977;  
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.  
2-18, 1977

Personally appeared the above named  
Phair, Lorrayne Phair, D. Ray  
Hassell, Grace A. Hassell  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 10-23-79

STATE OF OREGON, }  
County of Klamath } ss.  
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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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

D. Ray Hassell, Grace A. Hassell, Ronald  
E. Phair and Lorrayne Phair  
P.O. Box 1681

GRANTOR'S NAME AND ADDRESS

Ronald E. Phair and Lorrayne Phair  
P.O. Box 1681  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ronald E. Phair  
P.O. Box 1681  
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
22 day of Feb., 1977,  
at 11:00 o'clock A.M., and recorded  
in book M.77 on page 3059 or as  
file/reel number 25740

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

Wm D Milne

Recording Officer  
By Hazel Inagaki Deputy  
3.00

SPACE RESERVED  
FOR  
RECORDER'S USE