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KC TITLE-A-27781

FORM No. 633-WARRANTY DEED (Individual or Corporate)
1-1-74

STEVENS & SONS, INC. PUBLISHERS, PORTLAND, ORE. 97204

26285

WARRANTY DEED

Vol. 77 Page 3772

KNOW ALL MEN BY THESE PRESENTS, That **BRISTOL COURT DEVELOPMENT COMPANY**, a co-partnership consisting of Ronald E. Phair, Lorraine Phair, Donald L. Sloan and Hazel I. Sloan hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **EDWARD C. HILL** and **JOAN E. HILL**, tenants by the entirety, 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:

Lot 5 of Block 14 FIRST ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk 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 with the exception of those listed on the reverse side

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 \$ 43,400.00

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 25th 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.

BRISTOL COURT DEVELOPMENT COMPANY, By: Ronald E. Phair PARTNER
A CO-PARTNERSHIP By: Lorraine Phair PARTNER
By: Hazel I. Sloan PARTNER

By: Donald L. Sloan by Hazel I. Sloan PARTNER
Donald L. Sloan by Hazel I. Sloan, atty. in

STATE OF OREGON,) ss. fact
Klamath)
STATE OF OREGON)

County of Klamath) SS

On this 25th day of February, 1976, before me, the undersigned officer, personally appeared Ronald E. Phair, Lorraine Phair and Hazel I. Sloan, who acknowledged themselves to be members of Bristol Court Development Company, a co-partnership, and that they, as such partners, being authorized so to do, executed the foregoing instrument. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

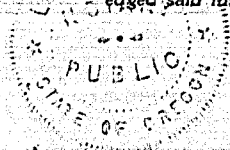
SEAL

LARRY T. SNYDER
Notary Public for Oregon
My Commission expires
SEPT. 29, 1980

FORM No. 159-ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,)
County of Klamath) ss.

On this the 25 day of February, 1977 personally appeared Hazel I. Sloan who, being duly sworn (or affirmed), did say that she is the attorney in fact for Donald L. Sloan and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

LARRY T. SNYDER
(Signature)

My Commission Expires SEPT. 29, 1980
(Title of Officer)

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EXCEPTIONS:

1. Rules, regulation and assessments of South Suburban Sanitary District.
2. Agreement, including the terms and provision thereof, by and between Meadows District Improvements Company, and Oregon corporation; Donald L. Sloan and Hazel I. Sloan, husband and wife, Ronald E. Phair and Lorraine Phair, husband and wife, Jerry T. Friese and Shiela B. Friese, husband and wife, and Bristol Court Development Company, a co-partnership consisting of Ronald E. Phair and Lorraine Phair, and Donald L. Sloan and Hazel I. Sloan; and Klamath Irrigation District, an Oregon Irrigation District, dated April 13, 1976, recorded April 14, 1976 in Vol. M76 page 5337, Microfilm records of Klamath County, Oregon.
3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1071 - First Addition to The Meadows.
4. Building and Use Restrictions and dedication for Tract No. 1071, First Addition to The Meadows, recorded July 14, 1976, in Vol. M76 page 10730 and recorded April 14, 1976 in Vol. M76 page 5334, Microfilm records of Klamath County, Oregon.
5. Dedication for Tract No. 1071 - First Addition to The Meadows, including the terms and provisions thereof, dated and recorded July 14, 1976 in Vol. M76 page 19732, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

11:01

this 4th day of March A.D. 1977 at 11:01 o'clock AM., and

duly recorded in Vol. 4-77, of DEEDS on Page 3772 and

Wm D. MILNE, County Clerk

FEE \$ 6.00

Hazel I. Sloan

Return to:
Edward C. Hill
4332 Barry Ave.
K. Falls, OR 97601

TAX STATEMENTS TO:
First Federal S&L
Shasta Plaza Br,
K. Falls, OR 97601