

31731

WARRANTY DEED

Vol. 77 Page 11411

# 38-11790

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair  
husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Leslie E. Alley and Sharon E. Alley 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 25 Block 2 of Tract No. 1002 LeWanda Hills  
Klamath County, OregonSUBJECT TO: Restrictions, set back provisions and utility easements, as  
delineated on the recorded plat, but omitting restrictions, if any, based on  
race, color, religion or national origin; Covenants, easements and restrictions, but omit-  
ting re-  
strictions, if any, based on race, color, religion or national origin, imposed by instrument,  
including the terms thereof, Recorded Nov. 14, 1975 Book: M-75 Page: 11401

(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 \$ 37,600.00However, 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 28th day of June, 19 77;  
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)Ronald E. Phair  
Lorraine PhairSTATE OF OREGON, )  
County of Klamath ) ss.  
June 28, 19 77.Personally appeared the above named  
Ronald E. Phair and Lorraine  
Phair, husband and wifeand acknowledged the foregoing instru-  
ment to be their voluntary act and deed.Before me:  
(OFFICIAL SEAL) Benjamin D. Krapp  
Notary Public for Oregon  
My commission expires: 3/13/80STATE OF OREGON, County of Klamath ) ss.  
June 28, 19 77.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 \_\_\_\_\_\_\_\_\_\_, 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_(OFFICIAL  
SEAL)C Ronald E. Phair and Lorraine Phair  
P.O. Box 1684  
Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

Leslie E. Alley and Sharon E. Alley  
5309 Sierra Court  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: Leslie E. Alley  
Dept. of Veterans Affairs 5309 Sierra  
General Services Bldg. Court  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
General Services Bldg.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of KlamathI certify that the within instru-  
ment was received for record on the  
28th day of June, 19 77,  
at 3:28 o'clock PM, and recorded  
in book M77 on page 11411 or as  
file/reel number 31731.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.WM. D. MILNE Recording Officer  
By Hazel May Deputy

FEE \$ 3.00