

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert L. Phair and Rita L. 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 Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 16 of "SUBDIVISION OF TRACTS 25 to 32 inclusive together with the South 10 feet of TRACTS 33 and 34 of ALTAMONT RANCH TRACTS" a duly recorded subdivision of Klamath County, Oregon being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin on the South line of said Lot 18 from which the Southeast corner of said Lot 18 bears South $88^{\circ}46'$ East, 366.83 feet; thence North $00^{\circ}12'00''$ West, 303.15 feet to a $\frac{1}{2}$ inch iron pin on the North line of said Lot 18; thence North $51^{\circ}09'$ West along said North lot line, 180.79 feet to a $\frac{1}{2}$ inch iron pin; thence leaving said North lot line South $05^{\circ}03'14''$ East, 299.12 feet to a $\frac{1}{2}$ inch iron pin; thence South $00^{\circ}08'00''$ East, 116.12 feet to a $\frac{1}{2}$ inch iron pin on said South lot line; thence South $88^{\circ}46'$ East, 115.26 feet to the point of beginning.

cont. on reverse side

(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 \$

However, the consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols \circ , 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 12 day of July, 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)

Ronald E. Phair
Lorraine Phair

STATE OF OREGON,)
County of Klamath) ss.

July 6, 1977.

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

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

(OFFICIAL SEAL)

Merlin M. Black

Notary Public for Oregon

My commission expires Oct 23, 1979

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

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 behalf 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 Lorraine Phair

P.O. Box 1684

Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

Robert L. Phair and Rita L. Phair

4918 Darwin Place

Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Phair

4918 Darwin Place

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,) ss.

County of Klamath

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO THE usual printed stipulations and exceptions and all uncleaned numbered exceptions appearing in Transamerica Insurance Co. "Amended Preliminary Title Report" No. 38-12622 a copy of which has been delivered to grantees herein named.

No dwelling or other buildings shall be erected or placed on the above described real property unless it complies with Klamath County Building Code and Zoning Ordinances then in existence at the time it is erected.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at _____

this 12 day of July A. D. 1977 at 2:38 clock P. M., and

duly recorded in Vol. 477 of Deeds on Page 2285

Wm D. MILNE, County Clerk

Fee \$6.00

By

Pat McCallough