

L# 014-1426

TA-38-13654

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

39804

WARRANTY DEED

Vol. 17 Page 23299

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Phair and Rita L. Phair  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Michael R. Botens and Patricia A. Botens 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 49 Block 1 Second Addition to Kelene Gardens, Tract No. 1078  
Klamath Falls, Oregon

SUBJECT TO: Liens and assessments of Klamath Irrigation District; Rules,  
regulations, and assessments of South Suburban Sanitary District; Reservations,  
conditions, and set back lines shown on the dedication of the Plat of Second  
Addition to Kelene 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 \$ 38,900.00  
~~the whole of the consideration for this property~~ (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 22 day of November, 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)

Robert L. Phair  
Rita L. Phair

STATE OF OREGON,

County of Klamath

November 22, 1977.

Personally appeared the above named

Robert L. Phair and  
Rita L. Phair

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

Before me:  
Martha L. Lish

Notary Public for Oregon

My commission expires: 7-21-81

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Robert L. Phair and Rita L. Phair  
3665 Anderson Ave.

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Michael Botens and Patricia Botens  
1643 Peck Drive

Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert L. Phair

P.O. Box 1684

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent in 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  
1st day of December, 1977,  
at 3:26 o'clock P. M., and recorded  
in book M77 on page 23299 or as  
file/reel number 39804.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Recording Officer

By Harold May Deputy

Fee \$3.00