

40184

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

WARRANTY DEED

Vol. 77 Page 23818

KNOW ALL MEN BY THESE PRESENTS, That

Ron Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHRISTINE A. BEESON

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 in anywise pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 60 of Roselawn, subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof records of Klamath County, Oregon.

Subject to: Reservations, restrictions, rights of way of record and those apparent upon the land;

(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

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 \$ 11,150.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.630.)

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 9 day of December, 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)

Ron Phair

STATE OF OREGON,)
County of Klamath) ss.
December 9, 1977

Personally appeared the above named
Ron Phair

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of) 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:

Ron Phair

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Christine A. Beeson

633 St. Francis St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Christine A. Beeson

633 St. Francis St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Security Savings and Loan

222 South Sixth St. (P.O. Box 192)

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of December, 1977, at 10:18 o'clock A. M., and recorded in book M77 on page 23849 or as file/reel number 40184

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: Loretta H. Ketch Deputy

Fee \$3.00