

44399

WARRANTY DEED

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 LeRoy L. Gilder and Carol H. Gilder
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:

See attached legal description

(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

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 \$ 20,500.00

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 29th day of July, 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.

Ronald E. Phair
Lorraine Phair

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 29, 19 77

STATE OF OREGON, County of Klamath } ss.
July 29, 19 77

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

Personally appeared Ronald E. Phair and Lorraine Phair 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

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

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.

Notary Public for Oregon
My commission expires: 6/20/79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ronald E. Phair and Lorraine Phair
P.O. Box 1684
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

LeRoy L. Gilder and Carol H. Gilder
Rt. 1 Box 576
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
LeRoy L. Gilder
Rt. 1 Box 576
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 July, 19 77, at 10 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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer
Deputy

4538

DESCRIPTION OF PROPERTY

ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:

A tract of land situated in the Northeast quarter of Section 7, Township 39 S.R. 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7 and 8 of said township and range, bears N. 49°02'09" E. a distance of 1145.0 feet (said Section corner marked by an iron axle); thence S. 02°36'50" W. a distance of 650.69 feet to the Northeast corner of parcel of land conveyed to Charles Fisher and Ron Phair by deed recorded February 9, 1977, in Volume M77 page 2413, Microfilm records of Klamath County, Oregon; thence West along the North line of last mentioned parcel to a point on the apparent Easterly right of way line of Booth Road; thence continuing West 30 feet, more or less, to the West line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 7; thence N. 0°15'55" E., along said West line a distance of 666.05 feet to the Northwest corner of tract conveyed to Lee L. Gilder, et ux., by deed recorded January 12, 1977 in Volume M77 page 1272, Microfilm records of Klamath County, Oregon; thence S. 87°39'31" E. 30 feet, more or less, to a point on the apparent Easterly right of way line of Booth Road; thence continuing S. 87°39'31" E. along the Northerly line of last mentioned tract, a distance of 442.7 feet; to the point of beginning. EXCEPTING therefrom a strip of land 30 feet wide along the West side thereof conveyed to Klamath County by deed recorded September 18, 1961, in Deed Volume 332 page 287, Deed records of Klamath County, Oregon.

Larry Phair
Larry Phair

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 9th day of March A.D., 19 78 at 3:41 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 4537.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha H. Helsch Deputy