

45471

WARRANTY DEED

38-14402  
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6049

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 David A. Bruce and Bonnie Bruce  
husband and wife  
the grantees, 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:

Lot 13 Block 6 Second Addition to Kelene Gardens  
4902 Derby Place  
Klamath County, 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.

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 \$ 33,640.00

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 93.030.)  
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 29 day of March, 1978; 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)

STATE OF OREGON,

County of Klamath  
March 29, 1978

STATE OF OREGON, County of Klamath ) ss.  
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Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn,

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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 2-3-79

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

David A. Bruce and Bonnie Bruce  
4902 Derby Place  
Klamath Falls, Ore. 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

David A. Bruce  
4902 Derby Place  
Klamath Falls, Ore. 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 30th day of March, 1978, at 3:40 o'clock P.M., and recorded in book M78 on page 6049 or as file/reel number 45471.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Bernard J. Delach Deputy

Fee \$3.00