

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That D. Ray Hassell & Grace A. Hassell and Ronald E. Phair and Lorraine Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald E. Phair and Lorraine 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:

Lot 2 Block 1 Country Gardens
Klamath County, Ore.

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage of
Klamath Irrigation District: Reservations, restrictions, conditions and
set back lines shown on the dedication of the Plat of Country 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 \$.....
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 day of 19.....
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, } ss.
County of JACKSON
JULY 27, 1978

Personally appeared the above named
D. RAY HASSELL AND GRACE A. HASSELL

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

Before me,
Marlene Oshroff
Notary Public for Oregon
My commission expires: June 7, 1990

STATE OF OREGON, County of Klamath, ss.
July 28, 1978
Personally appeared Ronald E. Phair and Lorraine Phair and 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 the above named corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and content 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:
Merlin W. Beal
Notary Public for Oregon
My commission expires: Oct 23, 1979

D. Ray Hassell and Grace A. Hassell
250 Dead Indian Road
Ashland, Ore.
GRANTOR'S NAME AND ADDRESS

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

After recording return to:
Ronald E. Phair
P.O. Box 1684
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 21st day of July, 19 78, at 2:48 o'clock P.M., and recorded in book M78 on page 15888 or as file/roll number 52117.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer
By Renee A. Heltich Deputy