

## MOUNTAIN TITLE COMPANY

54291

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WARRANTY DEEDVol. 178Page 19294

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Thurber

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

The Northwestern 40 feet of Lots 3 and 4 in Block 60 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable. Sewer and water charges, if any, due to the City of Klamath Falls. An appurtenant easement over the Northeasterly 10 feet of Lot 3, Block 60, Nichols Addition, recorded August 20, 1919 in Book 51, page 472, and recorded January 14, 1920 in Book 53, page 151, Records of Klamath County, Oregon.

(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 as stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 4,000.00. 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 30 day of August, 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)

Richard L. Thurber

STATE OF OREGON,

County of Klamath

Aug 30, 1978

Personally appeared the above named

Richard L. Thurber

(and acknowledged the foregoing instrument to be a voluntary act and deed.

(OFFICIAL SEAL)

Linda Steele

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Richard L. Thurber

GRANTOR'S NAME AND ADDRESS

Ronald E. Phair and Chuck Fisher

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Chuck Fisher and Ronald E. Phair

403 Main Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of August, 1978, at 9:49 o'clock A.M., and recorded in book 178 on page 19294 or as file/reel number 54291. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Linda Steele

Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY