

62816

MT 7381-L
WARRANTY DEEDVol. ^m79 Page 3893

KNOWN ALL MEN BY THESE PRESENTS, That
CHARLES A. FISHER and RONALD E. PHAIR

hereinafter called the grantor, for the consideration hereinafter
stated, to grantor paid by JAMES E. EAGLE

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:

LOTS 4 and 5, Block 10, BUENA VISTA 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.

To Have and to Hold the same unto the said grantee and grantee's
heirs, successors and assigns forever. And said grantor hereby
conveys 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 \$115,000.00
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).

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 22nd day of January, 1979; 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.

STATE OF
COUNTY OF

1-22, 1979.

Personally appeared the above named
Charles A. Fisher who appeared individually
and as Attorney In Fact for Ronald E. Phair

and acknowledged the foregoing instru-
ment to be his voluntary act and
deed.

Before me,

Notary Public for Oregon
My commission expires: My Commission Expires July 13, 1981

Charles A. Fisher
Ronald E. Phair by
Charles A. Fisher, attorney in fact

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County of KLAMATH

I certify that the within instrument was received for record on the 20th day of FEBRUARY, 1979, at 3:35 o'clock P.M., and recorded in book M 79 on page 3893 or as file/reel number 62816.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE COUNTY CLERK

By *Bernetha Heloch* Recording Officer
Deputy

Fee \$ 6.00

Grantor's Name & Address

Grantee's Name & Address

AFTER RECORDING RETURN TO:

*California Land Title Company of
Santa Clara County
Attn: Laurie Wallis
4040 Moorpark
San Jose, CA 95117*

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