

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife

, hereinafter called grantor, convey(s) to
RONNIE L. SMITH and WENDY J. SMITH, husband and wifeall that real property situated in the County
of Klamath, State of Oregon, described as:Lot 18, Block 5, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS,
in the County of Klamath, State of Oregon.

Subject to:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 3. Restrictions, but omitting restrictions, if any, based on race, color, religion of national origin, as shown on the recorded plat of Second Addition to Kelene Gardens. 4. Covenants, easements and restrictions, recorded September 17, 1974 in Book: M-74 at page: 12277 and amended: July 16, 1975 in Book M-75 at page: 8074. 5. An easement created by instrument, recorded August 3, 1966 in Book: M-66 at page: 7839 in favor of South Suburban Sanitary District.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 37,700.00.Dated this 7th day of March, 19 79

Ronald E. Phair
Lorraine Phair

STATE OF OREGON, County of Klamath) ss.

On this 8th day of March, 19 79 personally appeared the above named
Ronald E. Phair and Lorraine Phair and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 15th day of March, 1979,
at 3:44 o'clock P. M. and recorded in book M79
on page 5952 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title

By *Jaqueline J. Mettee* Deputy
Fee \$3.00

After Recording Return to:
Mr. & Mrs. Ronnie L. Smith
4905 Derby Pl.
Klamath Falls, Oregon 97601

Send tax statements to:
Peoples Mortgage Co.
500 N.E. Multnomah - Suite 850
Portland, Oregon 97232