

18334-1-D

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66119

WARRANTY DEED (INDIVIDUAL)

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife

, hereinafter called grantor, convey(s) to

JIM L. SHELBY and DONNA D. SHELBY, husband and wife

all that real property situated in the County
of KLAMATH, State of Oregon, described as:

Lot 2, Block 1, COUNTRY GARDENS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations for the City of Klamath Falls. 2. Regulations, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 3. Agreement between Henry E. Ankeny, et al., and the United States of America, recorded August 26, 1909 in Book 27 at page 340. 4. Agreement between United States of America and J.W. Siemens, recorded April 19, 1919 in Book 50 at page 163 as supplemented by Contract recorded June 7, 1920 in Book 52 at page 567. 5. An easement recorded March 20, 1951 in book 246 at page 30. 6. Restriction on the recorded plat of Country Gardens. 7. Covenants, easements and restrictions, recorded December 2, 1971 in Book M-71 at page 12674. 8. Set back provisions as delineated on the recorded plat, 20 feet from front lot line. 9. Utility easements as delineated on the recorded plat along rear lot lines.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those stated above

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 \$ 62,900.00.*

Dated this 24 day of APRIL, 19 79.

Ronald E. Phair
RONALD E. PHAIR

Lorraine Phair
LORRAYNE PHAIR

STATE OF OREGON, County of KLAMATH) ss.

on this date, April 24, 19 79 personally appeared the above named
Ronald E. Phair and Lorraine Phair, husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON

Notary Public for Oregon

My commission expires: 7/21/83

- * 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)

PHAIR
TO

SHELBY

After Recording Return to: TA DONNA
SEND TAX STATEMENTS TO:
Mr. & Mrs. Jim L. Shelby
5620 Jennifer Lane
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record
on the 24th day of April, 1979,
at 11:47 o'clock A.M. and recorded in book M79
on page 9260 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By Bernetha Schetch Deputy

Fee \$3.00