

RONALD E. PHAIR AND LORRAYNE PHAIR, husband and wife

DAVID J. DAVIS AND NORMA B. DAVIS, husband and wife.

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

SEE ATTACHED DESCRIPTION

SUBJECT TO: Regulations to the City of Klamath Falls.

Regulations to South Suburban Sanitary District.

Regulations of Klamath Irrigation District.

Regulations of Klamath Basin Improvement District.

SUBJECT TO terms recorded July 24, 1970, in book M-70 @ page 6187. as "Notice to persons intending to plat lands within the Klamath Basin Improvement District.

Recitals, dated March 26, 1941, recorded June 12, 1964 in book 353 @ page 455.

Assignment of rentals recorded September 5, 1972 in book M-72 @ page 9918, and re-recorded March 7, 1973 in book M-73 @ page 2395, to correct legal.

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 \$ 45,000.00.Dated this 27 day of June, 1979.

RONALD E. PHAIR

LORRAYNE PHAIR

STATE OF OREGON, County of KLAMATH ss.27 DAY OF JUNE, 1979 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:

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 7/1/83

Notary Public for Oregon

My commission expires: _____

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
DAVIS

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

Department of Veterans
1225 Terry St
Salem, Ore 97310

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy _____

The West 90 feet (as measured along and at right angles to the South line) of the following parcel:

That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue which lies South 0° 10' East along the section line a distance of 1290.7 feet and North 88° 39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0° 10' West parallel to the section line a distance of 306.8 feet to an iron pin; thence North 88° 39' West a distance of 647.2 feet, more or less, to the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15; thence South 0° 10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88° 39' East along the Northerly right of way line of Anderson Avenue a distance of 647.2 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of the South-westerly line of Klamath Irrigation District Lateral A-3-F. together with

A perpetual non-exclusive easement for access purposes, said easement being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 E.W.M., being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 80 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title co
 this 27th day of June A. D. 1979 at 3:32 o'clock P. M.,
 duly recorded in Vol. 1170, of Deeds on Page 15179

Wm D. MILNE, County Clk

By Barbara Cheloch
 Fee \$6.00