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38-20628  
WARRANTY DEED (INDIVIDUAL)Vol. <sup>m</sup> 79 Page 28775

RONALD E. PHAIR and CHARLES A. FISHER

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:all that real property situated in the County  
Lot 10, Block 13, Tract No. 1071, FIRST ADDITION TO THE MEADOWS, in the  
County of Klamath, State of Oregon.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on the attached sheet

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 \$ 57,900.00.Dated this 13th day of December, 19 79.Ronald E. Phair  
RONALD E. PHAIRCharles A. Fisher  
CHARLES A. FISHERSTATE OF OREGON, County of Klamath ) ss.On this 13th day of December, 1979 personally appeared the above named  
Ronald E. Phair and Charles A. Fisher and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for OregonMy commission expires: 6-20-83

- 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 and Fisher

TO

PhairAfter Recording Return to: **AND SEND  
TAX STATEMENTS TO:**Western Bank  
Klamath Falls Branch  
P. O. Box 669  
Klamath Falls, OR 97601

STATE OF OREGON, )

County of ) ss.

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 \_\_\_\_\_

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. (UNpaid in the amount of \$19.21)
  2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  3. Regulations, including levies, assessments, drainage rights and easements of Meadows District Improvement Company.
  4. Agreement, including the terms and provisions thereof, dated April 13, 1976, recorded April 14, 1976 in Book M-76 at page 5337, Microfilm Records, between Meadows District Improvement Company, et al and Klamath Irrigation District.
  5. REstrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to the Meadows.
  6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments including the terms thereof,
- |            |   |                |            |             |
|------------|---|----------------|------------|-------------|
| REcorded   | : | April 14, 1976 | Book: M-76 | Page: 5334  |
| Recorded   | : | July 14, 1976  | Book: M-76 | Page: 10730 |
| Dedication | : | July 14, 1976  | Book: M-76 | Page: 19732 |

STATE OF OREGON; COUNTY OF KLAMATH; ss.

ed for record at request of Transamerica Title Co.  
 as 14th day of December A. D. 19 79 at 11:24 o'clock A.M., on  
 ly recorded in Vol. M79, of Deeds on Page 28775

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00