

VITALS & RECORDS CO.

1754

WARRANTY DEED

Vol. 118/ Page 12179

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH L. LEWIS and DIANE M. LEWIS, husband and wife 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 ap- pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 17 as shown on the map entitled "TRACT 1176", being a Re-Subdivision of Block 17, Buena Vista Addition, filed in the office of the County Clerk, Klamath County, State of Oregon.

SUBJECT TO: 1) Utility easements as delineated on the recorded plat along Northern and Eastern 5 feet.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants 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

except as set forth above and those apparent on the land

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 \$ 53,250.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 6th day of July, 19 81; 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.

(If executed by a corporation, affix corporate seal)

Ronald E. Phair

Charles A. Fisher

STATE OF OREGON,

County of Klamath

ss.

July 6, 19 81

STATE OF OREGON, County of) ss.

Personally appeared

and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them: acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

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: Whole Cities

(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 5-6-84

Ronald E. Phair & Charles A. Fisher

GRANTOR'S NAME AND ADDRESS

Joseph L. & Diane M. Lewis

GRANTEE'S NAME AND ADDRESS

After recording return to:
Joseph L. & Diane M. Lewis
600 Pelican Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 7th day of July, 1981, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M81 on page 12179 or as document/fee/file/instrument/microfilm No. 1754. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NMC

TITLE

By Bernetha J. DeLoach Deputy

Fee \$3.50