

34969

WARRANTY DEED

STEVENS-NESS

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Vol. M84

Page:

5035

KNOW ALL MEN BY THESE PRESENTS, That CORA L. GORDINHO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD E. PHAIR, SR. and RONALD E. PHAIR, JR., hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West half of the North half of the North half of the Southwest quarter of the Southeast quarter of the Section 11, Township 39, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion along the North boundary deeded to the United States of America by deed recorded October 29, 1932 in Book 99 at page 167, Deed Records.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, and that 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 \$55,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 30 day of August, 1979; 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.

CORA L. GORDINHO

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
August 30, 1979

Personally appeared the above named

CORA L. GORDINHO

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

STATE OF OREGON, County of _____) ss.

_____, 19____

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 _____

_____, a corporation, 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:

CORA L. GORDINHO
2953 Hope St.
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

RONALD E. PHAIR, SR. & RONALD E. PHAIR, JR.
4417 Barry Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
RONALD E. PHAIR, SR. & RONALD E. PHAIR, JR.
P.O. Box 1684
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

RONALD E. PHAIR, SR. & RONALD E. PHAIR, JR.
P.O. Box 1684
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of March, 1984, at 8:47 o'clock A.M., and recorded in book M84 on page 5035 or as file/reel number 34969, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, COUNTY CLERK

Recording Officer

By Pam L. Smith, Deputy

FEE: \$4.00