

RONALD E. PHAIR, an estate in fee simple

JACK B. LENTZ and MICHELINE M. LENTZ, 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 26, Block 13, THE MEADOWS THIRD ADDITION, in the County of Klamath, State of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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

SEE ATTACHED EXHIBIT "A"

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 \$ 10,000.00 \*

Dated this 25th day of July, 1984.

*Ronald E. Phair*

STATE OF OREGON, County of Klamath ) ss.

On this 26<sup>TH</sup> day of July, 1984, personally appeared the above named Ronald E. Phair and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Susan  
Notary Public for Oregon

My commission expires: 6/21/85

- \* 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)

Ronald E. Phair

TO

Jack B. Lentz

Micheline M. Lentz

After Recording Return to:

TAX STATEMENTS TO:  
Mr. + Mrs. Jack B. Lentz  
4416 Blackberry Ct.  
K

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

ATC-S-27882  
EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
3. Regulations, including levies, assessments, drainage rights and easements as disclosed by Articles of Incorporation of the Meadows District Improvement Company recorded September 29, 1975 in Book M-75 at page 11801, Microfilm Records.
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, by and between Donald L. Sloan and Hazel I. Sloan, et al., and Klamath Irrigation District, relating to drainage etc.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to The Meadows.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 27 day of July A.D. 19 84  
at 11:13 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 12750  
**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 8.00