

23307

WARRANTY DEED

Vol. m90 Page 24076KNOW ALL MEN BY THESE PRESENTS, That RONALD E. PHAIR AND LORRAYNE PHAIR, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. KRAMER AND KAROL R. KRAMER, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lot 3 in Block 11 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 63-3909-14CA-10800
Assessors Key No. 573711

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except those of record and apparent to 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 \$ 69,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not a 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 4th day of December, 19 90; 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.

STATE OF OREGON
County of Klamath, ss.
December 4, 1990

Personally appeared the above named
RONALD E. PHAIR AND LORRAYNE PHAIR

Ronald E. Phair
Lorrayne Phair
Lorrayne Phair

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

Before me:

Tracie V. Chandler
Notary Public for Oregon
My commission expires: 7-6-94

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of Dec., 19 90, at 4:19 o'clock PM., and recorded in book M90 on page 24076 or as file/reel number 23307.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Muelhede Deputy

Fee \$28.00