

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorryayne Phair, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kimberly A. McKown as to an undivided 1/2 interest and Petty H. Smart and Carla A. Smart, husband and wife, as to an undivided 1/2 interest, as tenants by the entirety, 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: The Westerly 100 feet of Lot 13, Block 36 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO Trust Deed dated March 24, 1986 and recorded March 24, 1986 in Volume M86, page 4867, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is: Certified Mortgage Company, an Oregon corporation which was assigned on March 24, 1986 to George L. Robinson and Lois E. Robinson. The above Grantee hereby does not agree to assume and to pay and Grantor will hold Grantee harmless therefrom. ALSO SUBJECT TO the 1987-88 1988-89, 1989-90 and 1990-91 taxes that the above Grantees does not agree to assume and pay and Grantor will hold Grantees harmless therefrom.

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 all those of record and those apparent to the land as of the date of this deed

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 \$19,500.00

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 5th day of February, 19 91; 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.  
February 8, 19 91

Ronald E. Phair  
Ronald E. Phair  
Lorryayne Phair  
Lorryayne Phair

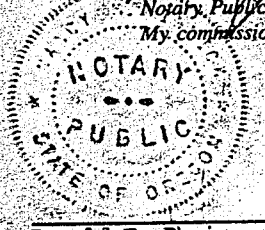
Personally appeared the above named \_\_\_\_\_  
Ronald E. Phair and  
Lorryayne Phair

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ their voluntary act and deed.

Before me: Nancy M. Munnich  
Notary Public for Oregon  
My commission expires: 6/8/92

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)



Ronald E. Phair and Lorryayne Phair  
4417 Meadows  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

McKown/Smart  
P. O. Box 1240 - 1321 Pacific Terrace  
Brookings, OR 97415 - Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
McKown/Smart  
P. O. Box 1240 - 1321 Pacific Terrace  
Brookings, OR 97415 - K.F. OR 97601  
NAME, ADDRESS, ZIP

Until a charge is received all tax statements shall be sent to the following address:  
McKown/Smart  
P. O. Box 1240 - 1321 Pacific Terrace  
Brookings, OR 97415 - K.F. OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 8th day of Feb., 19 91, at 4:08 o'clock P. M., and recorded in book M91 on page 2467 or as file/reel number 25711, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Muller Deputy

MOUNTAIN TITLE COMPANY

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