

REC 124585-11

WARRANTY DEED

Vol 992 Page 6393

KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair and Lorraine Phair, as GRANTORS
by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kimberly A. McKown
to an undivided 1/2 interest and Betty B. Smart and Carla A. Smart, hereinafter called
to an undivided 1/2 interest, the grantor does hereby grant, bargain, sell and convey into the said grantee and grantees 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
M96, 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.
THIS DOCUMENT IS BEING RECORDED TO CORRECT VESTING OF GRANTEES ON PREVIOUS DEED
RECORDED ON 2/8/91 IN VOLUME M91, PAGE 2467. MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
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
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$19,500.00.~~
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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, 1991;
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, 1991
Personally appeared the above named
Ronald E. Phair and
Lorraine Phair

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

Before me: [Signature]
Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:
Mountain Title Co.
on this 27th day of March A.D., 1992
at 2:08 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 6393
Evelyn Biehn County Clerk
By [Signature] Deputy.
Fee. \$5.00

NAME ADDRESS ZIP
McKown/Smart
P.O. Box 1240
Brookings, OR 97415 K.F. OR 97601

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, ss.
County of Klamath
I certify that the within instrument was
received for record on the 8th
day of Feb, 1991,
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
Deputy
INDEXED
Fee \$28.00