

48600

Vol 1192 Page 17533

## COVER SHEET FOR RECORDING ATTACHED DOCUMENT

MTC. 5312

NAMES OF TRANSACTIONS	WARRANTY DEED
NAMES OF PARTIES	RONALD E. PHAIR & LORRAYNE PHAIN - GRANTORS DAVID J. DAVIS & NORMA B. DAVIS - GRANTEEES
DOCUMENT TO BE RETURNED TO	DAVID J. & NORMA DAVIS 6703 Eberlien Klamath Falls, OR 97601
TRUE AND ACTUAL CONSIDERATION	other property
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	Ronald Phair Tammy L. Streeter 841 N. Rengstorff Mt. View, CA 94043
FOR COUNTY CLERK LIEN RECORD	
INFORMATION REQUIRED BY ORS 205.125(c)&(e)	
(f) IF DOCUMENT IS A SATISFACTION, THE BOOK AND PAGE RECORDING THE LIEN	BOOK: PAGE:

92 AUG 3 00

AFTER RECORDING RETURN TO:  
David J. & Norma Davis  
6703 Eberlien  
Klamath Falls, OR 97601

17534

WARRANTY DEED

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MTC#5312

RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, Grantors  
convey and warrant to DAVID J. DAVIS and NORMA B. DAVIS, husband and  
wife, Grantees, the following described real property located  
in Klamath County, State of Oregon, free of all encumbrances,  
except as specifically set forth herein:

PARCEL 1:

The East 90 feet of the West 180 feet (as measured  
along at right angles to the South line) of the  
following parcel:

That portion of the NE 1/4 NE 1/4 of Section 15,  
Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly  
described as follows:

Beginning at an iron pin on the Northerly right of  
way line of Anderson Avenue, which lies South 0  
degrees 10' East along the Section line a distance  
of 1290.7 feet and North 88 degrees 39' West along  
the Northerly right of way line of Anderson Avenue  
a distance of 680.4 feet from the iron axle which  
marks the Northeast corner of Section 15, Township  
39 South, Range 9 East of the Willamette Meridian,  
and running thence North 0 degrees 10' West parallel  
to the Section line a distance of 306.8 feet to an  
iron pin; thence North 88 degrees 39' West a  
distance of 647.2 feet, more or less, to the West  
line of the NE 1/4 NE 1/4 of said Section 15;  
thence South 0 degrees 10' East a distance of  
306.8 feet to an iron pin on the Northerly right  
of way line of Anderson Avenue; thence South 88  
degrees 39' East along the Northerly right of way  
line of Anderson Avenue a distance of 647.2 feet,  
more or less, to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly  
of the Southwesterly line of the Klamath Irrigation  
District Lateral A-3-F.

RESERVING unto Grantors, their heirs and assigns,  
a perpetual non-exclusive easement for access  
purposes, said easement being in the NE 1/4 NE 1/4  
of Section 15, Township 39 South, Range 9 East of  
the Willamette Meridian, being more particularly  
described as follows:

Beginning at a point on the North line of Anderson  
Avenue, said point being 180 feet East of the  
intersection of the West line of the NE 1/4 NE 1/4

of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE 1/4 NE 1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE 1/4 NE 1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
6. Assessments, if any, due to the City of Klamath Falls for water use.
7. An easement created by instrument, including the terms and provisions thereof, recorded November 26, 1943, Volume 160, page 151, Records of Klamath County, Oregon in favor of Rose M. Poole, for ditches and/or pipe lines to convey water for irrigation and domestic water use for the benefit of adjoining property owners.
8. Warranty Clearance Easement, in favor of the United States of America, recorded June 12, 1964, in Volume 353, page 455, Records of Klamath County, Oregon.
9. An easement created by instrument, including the terms and provisions thereof, dated September 15, 1969, recorded September 24, 1969, in Volume M69, page 8242, Microfilm Records of Klamath County, Oregon, in favor of South Suburban Sanitary District for sewer.
10. Subject to the terms and provisions of instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons Intending to Plat Lands Within the Klamath Basin Improvement District."



11. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: July 25, 1972, Recorded July 27, 1972, in Volume M72, page 8241, Microfilm Records of Klamath County, Oregon, Mortgagor: Ronald E. Phair and Lorryne Phair, husband and wife, Mortgagee: Equitable Savings & Loan Association, an Oregon corporation, amount: \$8,800.00, which said Trust Deed, Grantees do not agree to assume and pay.

12. A perpetual non-exclusive easement for access purposes, as contained in Warranty Deed from Ronald E. Phair and Lorryne Phair, husband and wife to David J. Davis and Norma B. Davis, husband and wife, recorded June 27, 1979 in Volume M79, page 15179, Microfilm Records of Klamath County, Oregon, and re-recorded on July 3, 1979 in Volume M79, page 15851, Microfilm Records of Klamath County, Oregon.

The true and actual consideration includes other property or value given.

WITNESS Grantors' hands this 18 day of December, 1980.

Ronald E. Phair  
RONALD E. PHAIR

Lorryne Phair  
LORRAYNE PHAIR

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

Personally appeared the above-named RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Melissa L. Hagen  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 2-17-84

Unless a change is requested  
all future tax statements shall  
be sent to:

STATE OF OREGON,       ss.  
County of Klamath

Filed for record at request of:

Mountain Title Co

AFTER RECORDING RETURN TO:

on this 6 day of Aug A.D. 19 92  
at 3:00 o'clock P M. and duly recorded  
in Vol. M 92 of deeds Page 17533

Evelyn Bieh County Clerk

By [Signature]

48.00

Deputy.

Fee,

WARRANTY DEED, PAGE THREE.