51025 MTC 28082-HF **WARRANTY DEED** Vol. M92 Page 21782

KNOW ALL MEN BY THESE PRESENTS, That RONALD E. PHAIR *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* TODD W. THURMAN *, 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 14 in Block 17, TRACT 1176, being a re-subdivision of Block 17 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those apparent upon the land, if any, as 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 $ 60,000.00 [redacted]

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 21st *day of* September *, 19* 92 *; 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.*

RONALD E. PHAIR

STATE OF OREGON, County of Klamath *) ss.* September 21 *, 19* 92

Personally appeared the above named RONALD E. PHAIR *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Kristi L. Redd

Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

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 *(SEAL)*
My commission expires:

RONALD E. PHAIR
4417 MEADOWS DR.
KLAMATH FALLS, OR 97603
GRANTOR'S NAME AND ADDRESS

TODD W. THURMAN
620 PELICAN ST.
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
TODD W. THURMAN
620 PELICAN ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
TODD W. THURMAN
620 PELICAN ST.
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, *ss.*
County of Klamath
I certify that the within instrument was received for record on the 22nd *day of* Sept. *, 19* 92 *, at* 2:29 *o'clock* P. *M., and recorded in book* M92 *on page* 21782 *or as file/reel number* 51025 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

'92 SEP 22 PM 2 29

'92 SEP 22 PM 2 26

Unofficial Copy