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WARRANTY DEED

Vol. m92 Page 30466KNOW ALL MEN BY THESE PRESENTS, That Ronald E. Phair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Charles A. Fisher

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot "O" of Block "A" NICHOLS 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ -0-
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of December, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

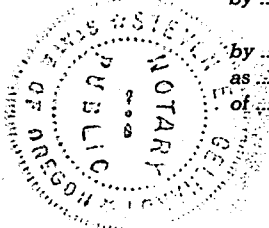
Ronald E. Phair
 Ronald E. Phair

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 22, 1992,by Ronald E. PhairThis instrument was acknowledged before me on Dec 22, 1992,

by

as

of



Steven E. Bellhardt
 Notary Public for Oregon

My commission expires JAN 11, 1993

Ronald E. Phair

Grantor's Name and Address

Charles Fisher

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Charles Fisher403 MainKlamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Charles Fisher403 MainKlamath Falls, OR 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of Dec, 1992, at 3:33 o'clock P.M., and recorded in book/reel/volume No. M92 on page 30466 and/or as fee/file/instrument/microfilm/reception No. 55553, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline J. Munk, Deputy.

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee \$30.00