

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS That
FRED JOHN DALLAS and GENEVIEVE G. DALLAS

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for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

The Easterly 149.6 feet of the South 85.4 feet of Lot 5 Block 2
of Home Acres, a resubdivision of Enter prise Tract #25, Klamath
County, Oregon, according to the official plat thereof on file
in Klamath County, Oregon.

SUBJECT TO: Contract and/or lien for irrigation and/or drainage;
easements and right of way of record and those apparent on the
land, if any; and to taxes for the year.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 _____ day of _____, 19____;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

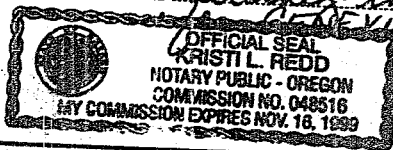
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 10/1, 1996
by FRED JOHN DALLAS

This instrument was acknowledged before me on 10/1, 1996
by FRED JOHN DALLAS

as attorney-in-fact
GENEVIEVE G. DALLAS



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
2nd day of October, 1996,
at 10:56 o'clock A.M., and recorded
in book/reel/volume No. M96 on
page 31218 or as fee/file/instru-
ment/microfilm/reception No. 26067,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Rice Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

Grantor's Name and Address

Ronald & Lorraine Phair
4417 Meadows Dr.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Same as Grantee

Upon request otherwise send all tax statements to (Name, Address, Zip):

Same as Grantee