

2006-023849

Klamath County, Oregon



00009976200600238490030032

11/30/2006 11:20:51 AM

Fee: \$31.00

After Recording Return to:

ROBERT PHAIR and RITA PHAIR

3440 E DELIA AVE  
CENTRAL PT. OR 97502

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

**\*\*This Deed is being recorded in counterpart\*\***

ASPEN: 64139 PS

**AFFIANT'S DEED**

THIS INDENTURE dated November 28, 2006, by and between **WILLIAM D. FRENCH and EUGENE D. FRENCH**, the affiant named in the duly filed affidavit concerning the same estate of WALTER W. FRENCH, deceased, hereinafter called the first party, **ROBERT PHAIR and RITA PHAIR**, husband and wife, hereinafter called the second party; WITNESSETH;

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **KLAMATH**, State of Oregon, described as, to-wit:

See Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the second part, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$183,000.00**.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, 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.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

Dated November 28, 2006.

WILLIAM D. FRENCH

Eugene D. French  
EUGENE D. FRENCH

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me this 29 day of November, 2006, by **WILLIAM D. FRENCH and EUGENE D. FRENCH**, Affiant of the Estate of WALTER W. FRENCH, deceased.

This document is filed at the request of:

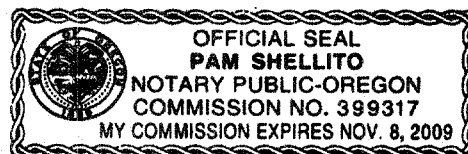


525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064139

Before me: Pam Shellito  
Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



\$31.00

After Recording Return to:  
**ROBERT PHAIR and RITA PHAIR**

Until a change is requested all tax statements  
Shall be sent to the following address:  
Same as above

**\*\*This Deed is being recorded in counterpart\*\***

**AFFIANT'S DEED**

THIS INDENTURE dated November 28, 2006, by and between **WILLIAM D. FRENCH and EUGENE D. FRENCH**, the affiant named in the duly filed affidavit concerning the same estate of **WALTER W. FRENCH**, deceased, hereinafter called the first party, **ROBERT PHAIR and RITA PHAIR**, husband and wife, hereinafter called the second party; WITNESSETH;

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **KLAMATH**, State of Oregon, described as, to-wit:

See Exhibit A attached hereto and made a part hereof.

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Dated November 28, 2006.

  
**WILLIAM D. FRENCH**

**EUGENE D. FRENCH**

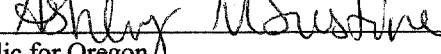
STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me this 27<sup>th</sup> day of November, 2006, by **WILLIAM D. FRENCH and EUGENE D. FRENCH**, Affiant of the Estate of **WALTER W. FRENCH**, deceased.

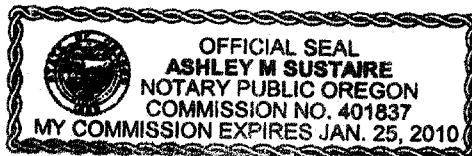
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00064139

Before me:   
Notary Public for Oregon  
My commission expires: Jan 25 2010

Official Seal



**Exhibit A**

**A tract of land located in Tract 18, ALTAMONT RANCH TRACTS, a Re-Subdivision of Tracts No. 25 to 32 inclusive, TOGETHER WITH the South 10 feet of Tracts 33 and 34 of ALTAMONT RANCH TRACTS, Klamath County, Oregon, and described as follows:**

**Beginning at an iron pin located at the Southeast corner of Tract 18; thence North 88° 46' West 175.0 feet along the South boundary of Tract 18 to an iron pin; thence North 0° 15' West 295.0 feet to an iron pin located on the South boundary of the irrigation canal; thence South 62° 45' East 197.2 feet along the South boundary of said canal to an iron pin; thence South 0° 15' East along the East boundary of said Tract 18, a distance of 208.4 feet, more or less, to the point of beginning.**

**CODE 041 MAP 3909-015AB TL 02900 KEY #578306**