



THIS SPACE RESE

2007-008980

Klamath County, Oregon



05/16/2007 03:16:21 PM

Fee: \$21.00

MT79251-KR

After recording return to:

Craig Phair

3715 Anderson Ave.

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

Craig Phair

3715 Anderson Ave.

Klamath Falls, OR 97603

Escrow No. MT79251-KR

Title No. 0079251

SWD

STATUTORY WARRANTY DEED

Robert Phair and Rita Phair, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Craig Phair and Molly Phair, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 125-06, a replat of a portion of Tract 18 of a re-subdivision of Tracts 25 to 32 inclusive together with the South 10 feet of Tracts, 33 and 34 of ALTAMONT RANCH TRACTS, situated in NW1/4 NE1/4 Section 15, Township 39 South, Range 9 East, of the Willamette Meridian, Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$200,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 15 day of May, 2007.

Robert Phair
Robert Phair

Rita Phair
Rita Phair

State of Oregon

County of T Jackson

This instrument was acknowledged before me on May 15, 2007 by Robert Phair and Rita Phair.

Kelli Hogenson
(Notary Public for Oregon)



My commission expires 3-2-08