

A-22185

FORM No. 633—WARRANTY DEED.

Vol. 772 Page 10460

1967/50

KNOW ALL MEN BY THESE PRESENTS, That CALVIN P. PEYTON and DORIS A. PEYTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. O'NEILL and MARLYS A. O'NEILL.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 4, Block 17, SECOND RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(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. 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 of the above granted premises, free from all encumbrances;

EXCEPT: Reservations, restrictions and rights-of-way of record and those apparent on the land;

and that grantor will warrant and forever defend the above granted 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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15th day of September 1972.

STATE OF OREGON, County of Klamath ss. September 15th, 1972.

Personally appeared the above named Calvin P. Peyton and Doris A. Peyton

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Helen D. Grechner
Notary Public for Oregon
My commission expires 11/25/72

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

John C. O'Neill
1404 Eldorado
Klamath Falls, Oregon
97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of September, 1972, at 2:19 o'clock P.M., and recorded in book M 72 on page 10460 or as filing fee number 68336, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Dazil Deputy