

28-3726

THIS INDENTURE WITNESSETH, that H. DEAN MASON and JOAN C. MASON, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto C. P. PEYTON and DORIS A. PEYTON, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The North 260 feet as measured at right angles to the North line of the following parcel, said "following parcel" being the total property described below after combining all the following parcels:

Beginning at a point which is Easterly along section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to Section line between Sections 19 and 20 a distance of 595 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 95 feet more or less to the center line of State Highway; thence Southeasterly along center line of said State Highway to a point a distance of 127 feet more or less to a point which is North 78°0' East of the initial point, and being 105 feet East more or less from said initial point; thence South 78°0' West 105 feet more or less to the initial point being in Section 20, Twp. 38 S., R. 9, E.W.M.

ALSO beginning at a point which is North 690 feet and East 493 feet from the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence North and parallel to Section line between Sections 19 and 20, a distance of 140 feet to a point; thence East and parallel to section line between Sections 20 and 29 a distance of 492 feet to a point; thence South and parallel to section line between Sections 19 and 20 a distance of 140 feet to a point; thence West and parallel to section line between Sections 20 and 29 a distance of 492 feet to point of beginning. All in Sec. 20, Twp. 38 S., R. 9, E.W.M.

ALSO beginning at a point 376 feet West of the Southwest corner of Block 44, Lakeview Addition to the City of Klamath Falls, Oregon, on the North line of Sacramento Street extended; thence West 726 feet on the North line of Sacramento Street extended; thence South parallel with First Street in said Lakeview Addition 360 feet; thence East parallel with Sacramento Street extended 726 feet; thence North parallel with First Street 360 feet to place of beginning; all situate in the SW¼ of SW¼ of Sec. 20, Twp. 38 S., R. 9, E.W.M.

ALSO beginning at a point 376 feet West of the Northwest corner of Block 44 Lakeview Addition to the City of Klamath Falls, Oregon, on the South line of Medford Street extended; thence West 726 feet on said South line of Medford Street extended; thence South parallel with First Street in said Lakeview Addition 300 feet; thence East parallel with Medford Street 726 feet; thence North parallel with First Street 300 feet to the place of beginning, all situate in the SW¼ of SW¼ of Sec. 20, Twp. 38 S., R. 9, E.W.M.

EXCEPTING from all parcels any portion lying within State Highway, County or City Roads including those portions conveyed to the State of Oregon by Deeds recorded in Book 278, page 363, Book 279, page 232, Book 307, page 9 as corrected by Book 310, page 135 Deed Records of Klamath County, Oregon.

EXCEPT

Beginning at a point which is Easterly along section line between

GANONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30 above mentioned Township and Range; thence Northerly and parallel to section line between Sections 19 and 20 a distance of 580 feet to the initial point of this description; thence Northerly along last mentioned course a distance of 15 feet; thence North 78° East 62 feet more or less to the West right of way line of Lakeport Boulevard; thence Northwesterly along said right of way line 40 feet; thence South 78° West 72 feet more or less to the intersection of a line 40 feet West of the point of beginning, if said line were extended Northerly; thence South 47 feet more or less to the South line of the property herein being conveyed; thence East 40 feet to the point of beginning.

Subject to: Limited Access, including the terms and provisions thereof, as set forth in deed recorded in Book 278 at page 363, Deed Records of Klamath County, Oregon; Limited Access, including the terms and provisions thereof, as set forth in deed recorded in Book 279 at page 232, Deed Records of Klamath County, Oregon; Limited Access, including the terms and provisions thereof, as set forth in deed recorded in Book 307 at page 9, Deed Records of Klamath County, Oregon, and as corrected by Book 310 at page 135, Deed Records; Easements and rights of way of record and those apparent on the land, if any; Mortgage, including the terms and provisions thereof, to Equitable Savings and Loan Association, dated Nov. 18, 1971, recorded Nov. 23, 1971, in Book M-71 at page 12336, Microfilm Records, which said Mortgage grantees hereby expressly assume and agree to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration paid for this transfer is \$167,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 28th day of November, 1972.

H. Dean Mason (SEAL)
Joan C. Mason (SEAL)

STATE OF OREGON)
County of Klamath) SS

November 28, 1972

Personally appeared the above named H. Dean Mason and Joan C. Mason, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sherman E. Holt
Notary Public for Oregon

(SEAL)
My Commission Expires: 4-14-74

SHERMAN E. HOLT
NOTARY PUBLIC — OREGON
My Commission Expires

GANONG, BISEMORE
& ZAMSKY
ATTORNEYS AT LAW
528 MAIN STREET
KLAMATH FALLS, ORE.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KXA TRANSAMERICA TITLE INS. CO

this 28th day of December A. D., 1972 at 3:29 o'clock P. M., and duly recorded in
Vol. M 72 of DEEDS on Page 15043

FEE \$ 4.00

By *WM. D. MILNE, County Clerk*
Hazel Drazil