

KNOW ALL MEN BY THESE PRESENTS, That PEYTON & CO. a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JOHN C. O'NEILL and MARLYS A. O'NEILL, hereinafter called 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 5 in Block 17 of SECOND RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPT the Southerly 5 feet of said Lot 5, Block 17.

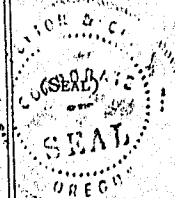
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT: Reservations, restrictions and/or 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 \$ 2,000.00. 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.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 22nd day of May, 1973.



PEYTON & CO.
By *[Signature]* President
By *[Signature]* Secretary

STATE OF OREGON, County of Klamath ss: May 22, 1973.
Personally appeared Calvin P. Peyton and Doris A. Peyton who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Peyton & Co.

seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 2-19-76

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 CORPORATION

TO

AFTER RECORDING RETURN TO
No. John C. O'Neill
1404 N. 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 KIAMATH } ss.
I certify that the within instrument was received for record on the 23 day of May, 1973, at 3:54 o'clock P.M., and recorded in book M 73 on page 6266 Record of Deeds of said County.
Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By *[Signature]* Deputy

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