

A-23153

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FORM No. 761—WARRANTY DEED—CORPORATION.

1967

KNOW ALL MEN BY THESE PRESENTS, That PEYTON &amp; 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 ap-  
purtenances 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).  
the whole.

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 &amp; CO.

By *Calvin P. Peyton* PresidentBy *Doris A. Peyton* 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., a corporation, and that the  
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 acknowl-  
edged said instrument to be its voluntary act and deed.

Before me: *Nancy S. Jackson*

Notary Public for Oregon

My commission expires: 5-19-76

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 COUN-  
TIES WHERE  
USED.)

FEE \$ 2.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-  
ment was received for record on the  
23 day of May, 1973,  
at 3:54 o'clock P.M., and recorded  
in book 173 on page 6266

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Kazil Dragin* Deputy