

91403

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MABEL C. MERRYMAN and GEORGE H.

MERRYMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C.P. PEYTON,

DORIS A. PEYTON and WILBUR L. KESTERSON

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:

Lots 73, 81, 82, 83, 84, and 102, MERRYMAN'S REPLAT OF OLD ORCHARD MANOR, according to the official plat thereof. SUBJECT TO: (1) Real property taxes. (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (3) Reservations and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor. (4) Building restrictions as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor. (5) Twenty-foot building set-back line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor. (6) Improvement No. 219 Docketed June 22, 1970, in Bond Lien

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Continued)

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 as atated above;

and that grantor will warrant and forever defend the said 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 \$ 7,350.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols <sup>®</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of July, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 26, 1974

Personally appeared the above named

Mabel C. Merryman

and acknowledged the foregoing instrument to be <sup>her</sup> voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Nov. 29, 1974

STATE OF OREGON, County of Klamath

July 26, 1974

Personally appeared Mabel C. Merryman and

George H. Merryman, who, being duly sworn,

each for himself and not one for the other, did say that the former is the

Attorney in Fact president and that the latter is the

secretary of

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 be-

half 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:

Notary Public for Oregon

My commission expires Nov. 29, 1974

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

C. P. Peyton

1968 Earle

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

C.P. and Doris A. Peyton

1968 Earle

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-

ment was received for record on the

day of , 19

at o'clock M., and recorded

in book on page or as

filed number

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

By

Recording Officer

Deputy

9171

Docket of the City of Klamath Falls, Card No. 60,  
which grantees assume and agree to pay,

STATE OF OREGON,  
County of Klamath  
Filed for record at request of

KLAMATH COUNTY TRINITY CO.  
on this 29th day of JULY A.D. 19 74  
at 3:11 o'clock P M, and duly  
recorded in Vol. 11 74 of DEEDS  
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Wm. D. MILNE, County Clerk

By *[Signature]* Deputy

For #43