x6.00 A-25797 5140-480 FORM No. 633-WARRANTY DEED (Individual of Corporate). 'ol. 24 Page 16156 WARRANTY DEED 1.1.74 KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton and Doris A. Peyton, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK H. ROBERTS and/or hereinafter called the grantor and the consideration hereinafter stated to grantor paid by JACK H. ROBERTS and for the constant state and 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 up-国語国 and State of Oregon, described as follows, to-wit: Klamath pertaining, situated in the County of Lot 83, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, ACCORDING TO THE OFFICIAL PLAT thereof, on file in the office of the County Clark of Klamath County, Oregon. SUBJECT TO: (1) 1974-75 real property taxes which are now a lien but not yet payable. (2) Liens and assessments of Klamath Project and Klamath Irrigation 1974 ก ผ District, and regulations, easements, contracts, water and irrigation rights in connection therewith. (3) Reservations DEC and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor. (4) building SCEIVED restrictions as shown on the plat of Merryman's Replat of the Vacated Portion of Old Orchard Manor. (5) Twenty-foot 3 set-back line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor. 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 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 encumbrance The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00 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 16 day of 1000 and day of A. C. Gauges, .197H. if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Playton Deston order of its board of directors. (If executed by a corporation, affix corporate seal) STATE OF OREGON, County of Klamath ) 55. STATE OF OREGON, . 19 County of Klamath and Personally appeared who, being duly sworn. Nec. 16 each for himsell and not one for the other, did say that the former is the Personally appeared the above named C. P. Reyton and Doris A. Peyton president and that the latter is the secretary of , a corporation, and that the seal allixed to the loregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be hall 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: a corporation and acknowledged the foregoing instru-. voluntary act and deed. ment to be their J. Faddeck • 1 Thistere SEAL (OFFICIAL 1 Notary Public for Oregon SEAL) Notary Public for Oregon My commission expires: My commision expires STATE OF OREGON, KunhIH County of I certify that the within instru-HANTOR'S NAME AND ADDRESS ment was received for record on the day of the LEABER , 19.74 23rd at 10;50 o'clock A. M., and recorded in book 11 74 on page 16156 tile/reel number 95943 CE RESERVED or as GRANTEE'S NAME AND ADDRESS FOR After recording return to: RECORDER'S USI Record of Deeds of said county. 157 Federicel Witness my hand and seal of 29435, 6th Klanvith Lallis ·A County affixed. - Dh 38. 211 Wi. D. MILSE Until a change is requested all fax statements shall be sent to the following address **Recording** Officer L. Deputy trag Same as alous FEE \$ 2.00 MANE ADDRESS, ZIP