

A-25903

2106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
RAY SIMMONS, also known as RAYMOND E. SIMMONS,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ERIK A. PETERSON and CAROLYN L. PETERSON, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 8 in Block 115 of Buena Vista Addition to the City of
Klamath Falls according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record
and those apparent on the land;

Trust Deed, including the terms and provisions thereof, given by
Ray Simmons and Wendie Simmons, grantors, to Klamath County Title
Co., trustee for First National Bank of Oregon, beneficiary, dated
May 1, 1973, recorded May 3, 1973, Vol. M.73, page 5358, Mortgage
Records of Klamath County, Oregon, to secure the payment of \$13,100,
which Trust Deed Grantees assume and agree to pay in accordance
with the terms and provisions thereof.

(If space insufficient, continue description on reverse side)

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 hereinabove set forth,

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 \$15,200.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols @ is 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 24 day of June, 1975;
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.

Ray Simmons

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

June 24, 1975

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8-5-75

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Raymond E. Simmons

1520 California Ave.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Erik and Carolyn L. Peterson

6031 Logan Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Erik and Carolyn L. Peterson

6031 Logan Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all two statements shall be sent to the following address:

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
24th day of JUNE, 1975,
at 4:05 o'clock P.M., and recorded
in book M 75 on page 2106 or as
file/reel number 2106

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel Deputy Recording Officer

FEE \$ 2.00

RECEIVED JUN 24 1975