

LS 5740-701 K.C. Co A-2660V

FORM No. 723-BARGAIN AND SALE DEED (Individual or Corporate)  
1-1-74

9606

BARGAIN AND SALE DEED

Vol. 76 Page 1258

KNOW ALL MEN BY THESE PRESENTS, That C. P. PEYTON and DORIS A. PEYTON, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Steven Keel and/or Carol Keel, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 80, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.  
SUBJECT TO: (1) 1975-76 real porpoerty taxes which are now a lien but not yet due and payable. (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, 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.

76 JAN 27 AM 10 48

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,600.00

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 @, 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 27th day of Jan, 1976; 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.

C. P. Peyton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Jan 25 1976

Personally appeared the above named C. P. & Doris A. Peyton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Shodan J. Fairbank

Notary Public for Oregon

My commission expires: July 30, 1978

STATE OF OREGON, County of Klamath

19

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 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:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of JANUARY, 1976, at 10:48 o'clock A.M., and recorded in book M 76 on page 1258 or as file/reel number 9606

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Milne Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal S&I,  
540 Main St.  
City

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

20 11 10 12 30 33