

12759

WARRANTY DEED

Vol. 76 Page

5698

KNOW ALL MEN BY THESE PRESENTS, That
RONALD E. JOHNSON, Trustee for HOWARD HOUSTON & MARJORIE HOUSTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PATRICIA L. PECKENPAUGH, 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:

That part of Tract 47 of HOMEDALE, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon, more particularly
described as follows:

Beginning at a point on the Northeasterly boundary of Tract 47 of HOMEDALE, said
point being 72.6 feet Northwesterly from the Northeast corner of Tract 47; thence
Southwesterly, parallel to the Westerly boundary of Tract 47, 300.0 feet to the
Southerly boundary of Tract 47; thence Northwesterly along the Southerly boundary
of Tract 47, 77.20 feet; thence Northeasterly parallel to the Westerly boundary
of Tract 47, 300.0 feet to the Northeasterly boundary of Tract 47, thence South-
easterly along said Northeasterly boundary, 77.20 feet to the point of beginning.

(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:
Reservations as contained in deed recorded April 16, 1936 in Volume 106, page 259, Deed
Records of Klamath County, Oregon; and statutory powers, including power of assessment
of South Suburban Sanitary District and Enterprise Irrigation District, 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 \$ 17,500.00

~~Whereof the actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00~~
~~and the balance of the consideration paid for this transfer, stated in terms of dollars, is \$ 0.00~~
~~(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 19th day of April, 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.

(If executed by a corporation,
affix corporate seal)

Ronald E. Johnson
Ronald E. Johnson, Trustee

STATE OF OREGON,)
County of Klamath) ss.
April 19, 1976

Personally appeared the above named
Ronald E. Johnson, Trustee for
Howard Houston and Marjorie Houston

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me: *Paula McEl*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of) ss.
Personally appeared)
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

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Patricia L. Peckenpaugh
5236 Harlan Dr.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Equitable Savings & Loan
1300 SW Sixth
Portland, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instru-
ment was received for record on the
day of APRIL, 1976,
at 2:58 o'clock P.M., and recorded in
book M 76 on page 5698 or as
file/reel number 12759
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE

By *Harold Dray* Recording Officer
Deputy

FEE \$ 3.00