

38-10461

13745

KNOW ALL MEN BY THESE PRESENTS, That AUSTIN H. PELTIER and MYRTLE L. R. PELTIER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL SHANOR III, 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:

That portion of the $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, lying Southerly of the Sprague River

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 7,000.00. ~~Whereby, the grantor covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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 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 30th 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)

Austin H. Peltier
Austin H. Peltier
Myrtle L. R. Peltier
Myrtle L. R. Peltier

STATE OF OREGON,

County of KlamathApril 30th, 1976

Personally appeared, the above named Austin H. and Myrtle L. R. Peltier

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

John A. Kalita
Notary Public for Oregon
My commission expires: July 16, 1976

STATE OF OREGON, County of _____) ss.
_____, 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 _____, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Austin H. and Myrtle L. R. Peltier

P.O. Box 486

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Paul Shanor III

20092 Crater Circle

Huntington Beach, CA 92646

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul Shanor III

Same as above

NAME, ADDRESS, ZIP

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

Paul Shanor III

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 12th day of MAY, 1976, at 3:42 o'clock P.M., and recorded in book M. 76 on page 7095 or as file/reel number 13745.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel H. H. H. Deputy

FEE \$ 3.00