

13967

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. GUTHRIE and KATHLEEN A. GUTHRIE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PEGGY SKELTON, 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:

The East one-half of Lot 5 in Block 17 of Original Town of Merrill, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

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 \$3,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00.

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 1st day of May, 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.

James M. Guthrie

Kathleen A. Guthrie

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Hood River } ss.
May 6, 1976

Personally appeared the above named James M. Guthrie and Kathleen A. Guthrie, husband and wife,

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

Before me, Elena C. Wright

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 2-19-80

STATE OF OREGON, County of Hood River } ss.
May 6, 1976

Personally appeared James M. Guthrie and Kathleen A. Guthrie, 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: Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

James M. and Kathleen A. Guthrie
Route 3, Box 2600
Hood River, Oregon 97031

Peggy Skelton
5721 Delaware
Klamath Falls, Oregon 97601

After recording return to:
Donald M. Ratliff
Attorney at Law, P. O. Box 446
Merrill, Oregon 97633

Until a change is requested all tax statements shall be sent to the following address:
Peggy Skelton
5721 Delaware
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of MAY, 1976, at 11:21 o'clock A.M., and recorded in book M-76 on page 7427 or as file/reel number 13967, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dray Deputy Recording Officer

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

OK 20%