

L# 5740-939 TH-38-11397

FORM No. 633-WARRANTY DEED (Individual or Corporate)  
1-1-74

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OREGON 97204

18917

WARRANTY DEED vol. M76 Page 14332

KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton & Doris A. Peyton, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack H. Roberts and Karin W. Roberts, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 76, Merryman's Replat of Vacated Portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: (1) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water, and irrigation rights in connection therewith. (2) Reservations and restrictions contained in the dedication of Merryman's Replat of Vacated Portion of Old Orchard Manor. (3) Building restrictions as shown on the plat of Merryman's replat of Vacated Portions of Old Orchard Manor. (4) Twenty-foot building set-back line as shown on the plat of Merryman's Replat of Vacated Portion of Old Orchard Manor.

(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 listed above

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 \$4,274.00. ~~the true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,274.00. the true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,274.00.~~

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 8th day of September, 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)

STATE OF OREGON, } ss.  
County of Klamath  
September 8, 1976

Personally appeared the above named  
C. P. and Doris A. Peyton

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: July 1, 1978

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 \_\_\_\_\_

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: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Fed  
2947 S. 6th  
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

fee \$3.00

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 13 day of September, 1976, at 3:52 o'clock P.M., and recorded in book M76 on page 14332 or as file/reel number 18917, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

De Vore