

1-1-74

21686

WARRANTY DEED

Vol. 76 Page 18252



38-117503 KNOW ALL MEN BY THESE PRESENTS, That Peyton & Co., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Garrett and Neil Garrett, 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 4 and Southwesterly 34.2 feet of Lot 3, Block 13, in First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof recorded in the office of the County Clerk.

(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 those apparent on the land and common to the area.

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 \$ 1,240.00.
 (If executed by a corporation, affix corporate seal)

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 8 day of October, 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.

STATE OF OREGON,
 County of Klamath
Oct 8, 1976

Personally appeared the above named

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

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of Klamath
Oct 8, 1976

Personally appeared C. P. Peyton and Doris A. Peyton 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 of Peyton & Co., an Oregon Corporation, 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: July 30, 1978

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

same as below

NAME, ADDRESS, ZIP

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

Security Savings and Loan
222 South Sixth
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 16th day of NOVEMBER, 1976, at 3:29 o'clock P.M., and recorded in book M.76 on page 18252 or as file/reel number 21686, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. MILNE

By Harold Ingham Deputy
 Recording Officer

FEE \$ 3.00