

1-1-74

21897

WARRANTY DEED

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/or **KABIN 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 99, 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 Portion 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 \$ **4,340.00**

~~On the whole, the whole, part of the~~ 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 **15th** day of **November**, 19**76**; 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)

C. P. Peyton
Doris A. Peyton

STATE OF OREGON, } ss.
County of **Klamath**
November 15, 1976

STATE OF OREGON, County of _____, ss.
19____

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

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

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: *R. D. Brown*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: **11-12-78**

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS4h
2943 S. 6th
City
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

STATE OF OREGON, } ss.
County of **KLAMATH**
I certify that the within instrument was received for record on the **19th** day of **NOVEMBER**, 19**76**, at **4:11** o'clock **P. M.**, and recorded in book **M 76** on page **18522** or as file/reel number **21897**.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
Hazel D. Dwyer
Deputy

FEE \$ 3.00