

15.23

23005

WARRANTY DEED

Vol. 76

Page 201333

KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton & Doris A. Peyton

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

.....STEVEN KEEL AND CAROL KEEL, 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 97, 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 \$ 4,367.00

① However, the whole part of the

In Witness Whereof, the grantor has executed this instrument this 13 day of Dec, 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

County of **Klamath**

12/10, 1976

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

.....and acknowledged the foregoing instru-
ment to be **their**.....voluntary act and deed

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss
19.....

Personally appeared _____ and _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON.

County of KLAMATH

I certify that the within instrument was received for record on the 16th day of DECEMBER, 19 76, at 4:24 o'clock P.M., and recorded in book M 76 on page 20133 or as file/reel number 23005.
Record of Deeds of said county.

Record of Deeds of said county

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officers

By Hazal Hazi Deputy

FEE \$ 3.00