

38-12076

25035

WARRANTY DEED

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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 Neil Garrett and Robert 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 6 and the adjoining Southwesterly 26 feet of Lot 7, in Block 9, First Addition to the City of Klamath Falls, Oregon according to the official plat of record in the County Clerk's office.

(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 of record and apparent on the land and City of Klamath Falls sewer Service charge.

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 \$1,805.50

consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 Feb., 19 77, 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 _____ ss.

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
Feb. 1, 19 77 ss.

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

Peyton & Co. 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: March 4, 1980

STATE OF OREGON,

County of KLAMATH ss.

I certify that the within instrument was received for record on the 3rd day of FEBRUARY, 19 77, at 3:44 o'clock P.M., and recorded in book M. 77 on page 2080 or as file/reel number 25035.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Thayer Deputy Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Security
222 S. 6th
City

NAME, ADDRESS, ZIP

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

Sane

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE