

25335

TA-38-12087

WARRANTY DEED

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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 **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 93, 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 \$ 4,433.00

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 31 day of January, 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 **Klamath**) ss.
January 31, 19 **77.**

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.

Notary Public for Oregon
My commission expires: 11-12-78

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

....., 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)

STATE OF OREGON, }
County of KLAMATH. } ss

I certify that the within instrument was received for record on the 10th day of FEBRUARY, 1977, at 3:42 o'clock P.M., and recorded in book M 77 on page 2525 or as file/reel number 25335.

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By *Harold Evans* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frans

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP