

#57-4117 T/A 38-12194
FORM No. 633-WARRANTY DEED (Individual or Corporate)

26414

WARRANTY DEED Vol. 77 Page 3947

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 Steven Keel
and Carol Keel, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 94, 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 Repat 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 \$4,460.00

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 24 day of Feb., 1977;
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,)
County of Klamath) ss.
Feb. 24, 1977. 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 be-
half 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: March 4, 1980
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
F. F. S. H.	
2943 S. 6th	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Same	
NAME, ADDRESS, ZIP	
STATE OF OREGON,) County of Klamath) ss. I certify that the within instru- ment was received for record on the 8th day of MARCH, 1977, at 3:32 o'clock P. M., and recorded in book M 77 on page 3947 or as file/reel number 26414. Record of Deeds of said county. Witness my hand and seal of County affixed. Wm. D. Milne By Hazel D. Milne Deputy FEE \$ 3.00	