

A-27756 26128

KNOW ALL MEN BY THESE PRESENTS, That JOHN L. PEPPARD, aka John L. Peppard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM M. BAXTER 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 9 and the Easterly 20 feet of Lot 10 in Block 6, Lennox, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 listed on the reverse side, reservations, restrictions, easements and rights of way of record and those apparent on the land, if any, 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 \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8th day of March, 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)

John L. Peppard

STATE OF OREGON,

County of Klamath

March 8, 1977

STATE OF OREGON, County of

19

Personally appeared the above named John L. Peppard

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

OFFICIAL SEAL

Before me:

Notary Public for Oregon

My commission expires: 8-4-80

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John L. Peppard
4309 Green Springs Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

William M. Baxter
4309 Green Springs Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

William M. Baxter
4309 Green Springs Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

William M. Baxter
4309 Green Springs Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

3964

1. Deed of Trust, including the terms and provisions thereof, given by John L. Peppard and Deborah J. Peppard as grantors, to Transamerica Title Ins. Co. as trustee, for AMFAC Mortgage Corporation as beneficiary, dated February 4, 1974, said deed of trust thereafter assigned to Federal National Mortgage Assn. in Volume M74 page 5501, Microfilm Records of Klamath County, Oregon, which Grantees herein agree to assume and pay.

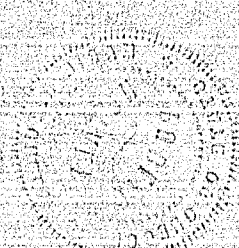
STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO

this 9th day of MARCH A. D. 19 77 at 10:37 o'clock A.M. or
duly recorded in Vol. M 77, of DEEDS on Page 3963

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By Hazel Draper



STA
I her
MARCH
of MO
F
THRU