

L#0141368 MTC- 4387

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

1-1-74

37505

WARRANTY DEED

Vol. 77 Page 19909

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DANIEL PECK and ETHEL L. BORCALLI PECK also known as ETHEL L. PECK as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS LYNN ROSE, 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 5 in Block 1 of the REPLAT OF BUREKER PLACE, 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, easements or restrictions of record common to the area or apparent on the face of the land.

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 \$ 27,500.00.

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 13th day of October, 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)

Charles Daniel Peck
Ethel L. Peck

STATE OF OREGON,
County of Klamath, ss.
October 13, 1977

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 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.

Personally appeared the above named
Charles Daniel Peck and Ethel L. Borcalli Peck also known as Ethel L. Peck
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me,
Shirley A. Williams
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-21-81

Before me:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Charles D. Peck and Ethel L. Peck
4307 Clinton
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Thomas Lynn Rose
2519 Applegate
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SHASTA BRANCH Klamath First Federal
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SHASTA BRANCH Klamath First Federal
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of KLAMATH, ss.
I certify that the within instru-
ment was received for record on the
18th day of OCTOBER, 1977,
at 10:52 o'clock A.M., and recorded
in book MT7 on page 19909 or as
file/reel number 37505.
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By Bernetha L. Peck Deputy
FEE \$ 3.00