

37507

WARRANTY DEED

Vol. 77 Page 19912

KNOW ALL MEN BY THESE PRESENTS, That C. R. Peyton and Doris A. Peyton as tenants by the entirety and Lowell R. Sharp and Mary Jo Sharp as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James M. Hubbard and Denise W. Hubbard, 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 14, Block 8 ELDORADO ADDITION the the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO that portion of vacated Peach Street adjacent thereto as described in Vacation, dated November 6, 1968, Recorded November 6, 1969 in Volume M69, page 9356, Microfilm Records 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 reservations as contained in plat dedication of ELDORADO ADDITION, easements and rights of way of record and those apparrant on the land and common to the area.

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 \$ 5,400.00

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 18 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)

STATE OF OREGON,

County of Klamath

1977

Personally appeared the above named

C. R. Peyton and Doris A. Peyton & Lowell R. Sharp and Mary Jo Sharp

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: June 27, 1981

STATE OF OREGON, County of

Personally appeared

and

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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of OCTOBER, 1977, at 10:52 o'clock A. M., and recorded in book M77 on page 19912 or as file/reel number 37507.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Sarah A. Lock Recording Officer Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James M. & Denise W. Hubbard
6285 Bryant
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP