

L#574-1418

TA-38-12692

FORM No. 433—WARRANTY DEED (Individual or Corporate).

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

1-1-74

39535

WARRANTY DEED

Vol. M11 Page 22926

KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton & Doris A. Peyton as tenants in the entirety and Lowell R. Sharp and Mary Jo Sharp as tenants in the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven Keel and Carol Keel, 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 1 Block 8 ELDORADO ADDITION to the City of Klamath Falls, Oregon 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 the plat dedication of ELDORADO ADDITION, easements and rights of way of record and those appurtenant 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 \$5,744.00. (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 10 day of November, 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
Lowell R. Sharp Mary Jo Sharp

STATE OF OREGON,

County of Klamath

November 10, 1977

Personally appeared the above named C. P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp

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

Before me:
(OFFICIAL SEAL) Ralph A. Crawford

Notary Public for Oregon

My commission expires: March 4, 1980

STATE OF OREGON, County of Klamath ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25 day of Nov, 1977, at 3:49 o'clock P.M., and recorded in book M 77 on page 22926 or as file/reel number 39535

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla First Fed
S. 6th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP