

39629

WARRANTY DEED

Vol. 77 Page 23053
C. P. Peyton and Doris A. Peyton

KNOW ALL MEN BY THESE PRESENTS, That
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack H. Roberts
and Karin W. Roberts, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 63, 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 REPLAT 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 apparent 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 \$ 6,135.00
part of the

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 9 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)

STATE OF OREGON, } ss.
County of Klamath
November 9, 1977.

Personally appeared the above named
C.P. Peyton and
Doris A. Peyton

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: July 30, 1978

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL
SEAL)

GRANTOR'S NAME AND ADDRESS

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

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
28th day of NOVEMBER, 1977,
at 3:38 o'clock P.M., and recorded
in Book M77 on page 23053 or as
file/reel number 39629.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE, Recording Officer
By Senethard Letich, Deputy

FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE