

11-4 A-28840 43009 WARRANTY DEED Vol. 77 Page 2663

KNOW ALL MEN BY THESE PRESENTS, That.....Dulcie Rush

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Doris A. Peyton C. P. Peyton and Lowell R. Sharp and Mary Jo Sharp, hereinafter called the grantees, 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 15, Block 8, Eldorado Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to assessments for sewer and rights of way of record, together with that portion of vacated Peach Street more particularly described as follows: Beginning at the most easterly corner of said Lot 15; thence northwesterly along the arc of a curve to the right, having a radius of 1,494.96 feet to an intersection with the extension of the northwesterly line of said Lot 15; thence southwesterly along the extension of the said northwesterly line to the northwest corner of said Lot 15; thence southeasterly along the Northeasterly line of said Lot 15 to the point of beginning.

(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 of Eldorado Addition, easements and rights of way of record and those 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 \$4500.00. 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 28 day of January, 1978; 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.

Dulcie Rush

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. 30 1978

Personally appeared the above named Dulcie Rush

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

Notary Public for Oregon My commission expires: 4-23-80

STATE OF OREGON, County of Klamath, 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 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:

Dulcie Rush 2990 State Street apt #12 Medford Oregon 97501 GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS After recording return to: Paddock Real Estate 2972 South Sixth Street Klamath Falls, OR 97601

NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address: Paddock Real Estate 2972 South Sixth Street Klamath Falls, Oregon

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 13th day of February, 1978, at 3:27 o'clock P. M., and recorded in book M78 on page 2663 or as file/reel number 43009.

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

Wm. D. Milne Recording Officer By Linda A. Helich Deputy

Fee \$3.00