

45374 MTC-1410

1-1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER AND NORMA E. WAGGONER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. P. PEYTON AND DORIS A. PEYTON, husband & wife; LOWELL R. SHARP AND MARY JO SHARP, husband & 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 10, Block 8, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Reserving unto grantor a thermal easement, 10 foot in width across rear lot line.

(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 \$3,500.00

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 3rd day of June, 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)

Norma E. Waggoner

STATE OF OREGON,

County of Klamath

June 3, 1977

STATE OF OREGON, County of _____, 19____

Personally appeared _____

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 _____

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: 5/26/78

Notary Public for Oregon

My commission expires:

Harry R. & Norma E. Waggoner
2439 Berkeley

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

C. P. & Doris A. Peyton

Lowell R. & Mary Jo Sharp

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Lowell Sharp

2972 So. 6th

Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 1978, at 9:26 o'clock A.M., and recorded in book M78 on page 5917 or as file/reel number 45374

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha J. Litch Recording Officer Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE