

1-1-74

45777

WARRANTY DEED

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6496



KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp as tenants in common and as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven Keel and Carol Keel 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 the County Clerk 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 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 \$5,912.00

~~FOR SOVEREIGNTY OF THE UNITED STATES OF AMERICA AND THE STATE OF OREGON, THE WHOLE OR 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 1st day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
19

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 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)

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.

Notary Public for Oregon
My commission expires: March 4, 1980

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Y F E S E 2
2943 South 6th St

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) ss.

I certify that the within instrument was received for record on the 5th day of April, 1978, at 10:35 o'clock A. M., and recorded in book M78 on page 6496 or as file/reel number 45777. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Bernice A. Kibick Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE