

1-1-74

46722

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 and wife; LOWELL R. SHARP AND MARY JO SHARP, h&w, 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 8, 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

~~However, the actual consideration consists of or includes other property or value given or promised to the grantee, the consideration (including value) of the same shall be stated in the body of the deed, and shall be subject to the same provisions as to the recording of the deed as are herein provided.~~

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 22nd 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.

Norma E. Waggoner

If executed by a corporation, affix corporate seal

STATE OF OREGON,
County of Klamath
Jame S, 1977

STATE OF OREGON, County of) ss.
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Personally appeared the above named
Harry R. Waggoner and Norma E. Waggoner

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

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)
Notary Public for Oregon
My commission expires: 3/26/78

Before me:
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

After recording return to:
same as below

NAME, ADDRESS, ZIP

Should a change in request of all tax statements shall be sent to the following address:
*Peyster and Sharp
2972 3rd St
Klamath Falls Oregon*

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 24th day of April, 1978, at 9:25 o'clock A.M., and recorded in book M78 on page 7889 or as file/reel number 46722, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *Deborah A. Kelch* Deputy

Fee \$3.00