

A-29222

1-1-74

47070

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **RICHARD J. PETERS & JUDITH J. PETERS**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **PAUL P. STAFFORD AND DOROTHY M. STAFFORD, 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 appertaining, situated in the County of **KLAMATH** and State of Oregon, described as follows, to-wit:

Lot 4 in Block 3 of Tract 1016 of GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject: Reservations, restrictions, rights of way of record and those apparent upon the land; Trust Deed, including the terms and provisions thereof executed by Richard J. Peters and Judith Jo Peters to First National Bank of Oregon, beneficiary, recorded in Vol M73 page 10413 on August 8, 1973, said Trust Deed, Grantees herein expressly agree to assume and pay.

(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 shown above;

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 \$ 9,000.00. ~~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 ①, 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 April day of April, 19 78; 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, Washington } ss.  
County of King  
April, 19 78.

Personally appeared the above named  
**Richard J. and Judith J. Peters**

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

(OFFICIAL SEAL)

Before me:  
Mary F. Holstine  
Notary Public for Oregon Washington  
My commission expires: 12-12-88

STATE OF OREGON, County of Washington ) ss.  
19 78.

Personally appeared Richard J. Peters and Judith J. Peters, 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

Richard J. Peters, 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:

Mr. and Mrs. Richard J. Peters  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs Paul P. Stafford  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Paul P. Stafford

R C T C

NAME, ADDRESS, ZIP

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

First National Bank  
as previously instructed

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 27th day of April, 19 78, at 3:59 o'clock P.M., and recorded in book M78 on page 8383 or as file/reel number 47070.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernard H. Hinch Recording Officer  
Deputy

Fee \$3.00