

1967/50

56897

KNOW ALL MEN BY THESE PRESENTS, That Alden R. Ivie and James W. Ivie, tenants in common, an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peyton & Co., an Oregon Corporation,

, 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:

A Portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 20, Township 38 South, Range 9 East of Willamette Meridian, more particularly described as follows:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to sections 19, 20, 29, and 30; thence Northerly and parallel to the section lines between Sections 19 and 20 a distance of 495 feet to a point of beginning of the description of the land involved; thence Northerly along the same line and course last mentioned and parallel to the section line between Sections 19 and 20 a distance of 100 feet; thence North 78 East 75 feet more or less to the Westerly right of way line of the State Highway; thence Southeasterly along the Westerly right of way line of the State Highway a distance of 32 feet; thence in a Southwesterly direction to the initial point of this description.

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

This property is to be used as an access road to adjoining property.

and that grantor will warrant and forever defend the above granted 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 \$ 1,000.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which) 2~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13 day of October, 1978

Alden R. Ivie

James W. Ivie

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Alden R. Ivie and James W. Ivie

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

Before me:

Notary Public for Oregon

My commission expires

July 4 - 1982

(OFFICIAL SEAL)

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Peyton & Company  
 1968 EARLE ST.  
 KLAMATH FALLS, ORE.

97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTING WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of October, 1978,

at 11:08 o'clock A.M., and recorded in book M78 on page 23340

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Barbara A. Milne*

Deputy

Takes to ARBUE

Fee \$3.00

978 OCT 18 AM 11 08