

K-31212

58396

-WARRANTY DEED- Vol. <sup>M</sup>78 Page 25745

C.P. PEYTON and DORIS A. PEYTON, husband and wife, Grantors, warrant and convey to STEVE KEEL, Grantee, an undivided one-half interest, and JACK H. ROBERTS, Grantee, an undivided one-half interest, in the following described real property situate in Klamath County, Oregon, as tenants in common, free of all encumbrances, except as specifically set forth herein:

Lot 4, MARINA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; also subject to easements and release of damages relative to raising an/or lowering the waters of Upper Klamath Lake granted to The California Oregon Power Company by instruments recorded September 9, 1925 in Deed Vol. 68, page 277 & 278, and recorded September 28, 1935 in Vol. 105, page 226, records of Klamath County, Oregon; also subject to Well Use Agreement, concerning well situated on Lot 8, including the terms and provisions thereof, between Calvin P. Peyton, et al, First Parties, and Burton E. Gray, et ux Second Parties dated February 6, 1969, recorded February 27, 1969, in Vol. M-69, page 1532, records of Klamath County, Oregon, and the general public in and to any portion of the described property lying below the high water line of Upper Klamath Lake; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Ten Thousand and No/100ths (\$10,000.00) DOLLARS.

DATED this 26 day of May, 1978.

C.P. Peyton

Doris A. Peyton

STATE OF OREGON )  
County of Klamath ) ss. May 26, 1978.

Personally appeared the above-named C.P. PEYTON and DORIS A. PEYTON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

William H. Swanson  
Notary Public for Oregon  
My Commission expires: 9-16-81

Until a change is requested, all tax statements shall be mailed to Steve Keel, 101st Federal

Return to  
101st Federal

William H. Swanson  
ATTORNEY AT LAW  
STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of November A.D., 19 78 at 10:53 o'clock A M., and duly recorded in Vol M78 of Doris on Page 25745.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernard Schuch Deputy