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61072

WARRANTY DEED

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1140

KNOW ALL MEN BY THESE PRESENTS, That ALVAH R. ASH and ESTHER E. ASH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY E. PEACORE and CAROLYN F. PEACORE, 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:

The W 1/2 N 1/2 of Tract # 14 of BAILEY TRACTS, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; the right to construct ditches or laterals along the lines of or across the above described property for irrigation or drainage purposes; reservations, restrictions, easements and rights of way of record, and those apparent on the land/

(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 above set forth

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 \$ 13,500.00

~~However, the actual consideration consists of by including other property or value given or promised which is the whole consideration (indicate which). If the sentence between the symbols is not applicable, should be deleted. See O.S. 9-1301/~~

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 20th day of March, 1975; 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)

Alvah R. Ash
Esther E. Ash

STATE OF OREGON,)
County of Klamath) ss.
March 20, 1975.

STATE OF OREGON, County of Klamath) ss.
March 20, 1975.

Personally appeared the above named ALVAH R. ASH and ESTHER E. ASH, husband and wife,

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

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: Lynn B. Balcer
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires May 6, 1977

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Alvah R. Ash & Esther E. Ash

GRANTOR'S NAME AND ADDRESS

Larry E. & Carolyn F. Peacore

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carolyn F. Peacore
3842 Pinegrove Road
City, 97601

NAME, ADDRESS, ZIP

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

Larry E. & Carolyn F. Peacore

4446 Homestead Road
K.F.O.
As above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 1979, at 3:25 o'clock P.M., and recorded in book M79 on page 1140 or as file/reel number 61072

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By B. J. Milne Deputy

Fee \$3.00