

1-1-74

61631

## WARRANTY DEED

Vol. m79 Page **2088** 

KNOW ALL MEN BY THESE PRESENTS, That Peyton & Co., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Susan Pepple Thompson

hereinafter called the grantor, for the consideration hereinafter stated, to grant, sell, convey and assign unto Susan Pepple Thompson, 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 5, Block 22 in First Addition to the City of Klamath Falls, Oregon, according to the official plat recorded with the County Clerk of Klamath County, Oregon.

(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 those of record and apparent on 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 \$ 4,500.00

The true and actual consideration paid for the property is the amount of cash or other property given by the taxpayer for the property, less the amount of cash or other property received by the taxpayer in connection with the acquisition of the property. (The sentence between the symbols  $\otimes$ , 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.

21st day of January 1979

In Witness Whereof, the grantor has executed this instrument this 24th day of January, 1979;  
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)**

Peyton & Co

Pres.

Sec.

STATE OF OREGON,

County of Klamath } ss  
January 24, 1979

Personally appeared the above named C. P. Peyton  
and Walter A. Peyton

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me: Nancy Smith  
(OFFICIAL SEAL) \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 2-20-82

STATE OF OREGON, County of Klamath ) ss.  
January 24, 1979

Personally appeared C. P. Peyton and  
Doris A. Peyton 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 \_\_\_\_\_

Peyton & Co., 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:  
*James E. Smith*  
Notary Public for Oregon  
My commission expires: *2-20-82*

(OFFICIAL SEAL)

Peyton & Co.,  
1968 Earle St.,  
Klamath Falls, Oregon 97601

Susan Pepple Thompson,  
11200 S. W. Greenburg #42,  
Tigard, Oregon, 97223

**After recording return to:**

Same as above

NAME ADDRESS ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of January, 1979, at 3:11 o'clock P.M., and recorded in book M79 on page 2088 or as file/reel number 61631.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
By Sherman Hetch Recording Officer Deputy

Fee \$3.00