1-1-74   **61632**   WARRANTY DEED   **Vol. M79 Page 2089**

7A3/8

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 _Maria Lee Holcomb_ ...., 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, 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_ ⊙̶H̶o̶w̶e̶v̶e̶r̶,̶ ̶t̶h̶e̶ ̶a̶c̶t̶u̶a̶l̶ ̶c̶o̶n̶s̶i̶d̶e̶r̶a̶t̶i̶o̶n̶ ̶c̶o̶n̶s̶i̶s̶t̶s̶ ̶o̶f̶ ̶o̶r̶ ̶i̶n̶c̶l̶u̶d̶e̶s̶ ̶o̶t̶h̶e̶r̶ ̶p̶r̶o̶p̶e̶r̶t̶y̶ ̶o̶r̶ ̶v̶a̶l̶u̶e̶ ̶g̶i̶v̶e̶n̶ ̶o̶r̶ ̶p̶r̶o̶m̶i̶s̶e̶d̶ ̶w̶h̶i̶c̶h̶ ̶i̶s̶ ̶t̶h̶e̶ ̶w̶h̶o̶l̶e̶ ̶c̶o̶n̶s̶i̶d̶e̶r̶a̶t̶i̶o̶n̶ ̶(̶i̶n̶d̶i̶c̶a̶t̶e̶ ̶w̶h̶i̶c̶h̶)̶ ⊙ (The sentence between the symbols ⊙, 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 _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.

C. P. Peyton .... Pres.
Doris A. Peyton .... Sec.

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

Personally appeared the above named ....
.... and acknowledged the foregoing instrument to be .... voluntary act and deed.
Before me:
(OFFICIAL
SEAL)
.... Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _Klamath_) ss.
January 24,, 19 _79_
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:
Nancy Smith
Notary Public for Oregon
My commission expires: _2-20-82_
(OFFICIAL
SEAL)

Peyton & Co.,
1968 Earle St.,
Klamth Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Maria Lee Holcomb,
280 South Warren,
Monmouth, Oregon 97361
GRANTEE'S NAME AND ADDRESS

After recording return to:
C. P. PEYTON
1968 EARLE
KLAMATH FALLS, ORE
97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
_S_
NAME, ADDRESS, ZIP

STATE OF OREGON,)
) ss.
County of _Klamath_)
    I certify that the within instrument was received for record on the _24th_ day of _January_, 19 _79_, at _3:11_ o'clock _P_M., and recorded in book _M79_ on page _2089_ or as file/reel number _61632_, Record of Deeds of said county.
    Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

W. D. Milne
Recording Officer
By _Bernetha Hetrick_ Deputy
Fee $3.00