

61633

## WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

C. P. Peyton

C. P. Peyton, 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 3 and the adjoining  $\frac{1}{2}$  of Lot 2, 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 granted 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 \$ 6,750.00

<sup>①</sup> However, the actual consideration consists not only of the cash included in the property tax value given and provided, but also of the consideration (indicate which) <sup>②</sup> (The sentence between the symbols <sup>②</sup>, 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)

Pevton & Co.

Pres.

Sec.

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss  
19\_\_

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

Personally appeared C. P. Peyton and  
Doris A. Peyton who being duly sworn

..... 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

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

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 be-  
half 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:*

**Before me:**

(OFFICIAL  
SEAL)

**Notary Public for Oregon**

**My commission expires:**

Notary Public for Oregon

My commission expires: 2-20-82

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

GRANTOR'S NAME AND ADDRESS

C. P. PEYTON  
1960 EARLE  
KLAMATH FALLS, ORE  
97601

GRANTER'S NAME AND ADDRESS

After recording return 10:

C. P. PEYTON  
1968 EARLE  
KLAMATH FALLS, ORE  
97601

## ZIE

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

**NAME, ADDRESS, ZIP**

STATE OF OREGON, }  
County of Klamath } ss

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 2099 or as file/real number 61633

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Wm. D. Milne  
Recording Officer  
By Bernetha Shetch Deputy

Free \$3.00