

1-1-74

WARRANTY DEED

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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
Ruth E. Pepple, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 6 & 7, Block 13, 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 \$ 9,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is
the whole or part of the consideration (indicate with "X")~~ (The sentence between the symbols X, 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)

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

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

Peyton & Co.

Pres.

Sec.

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 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:

Notary Public for Oregon

My commission expires: 2-20-82

(OFFICIAL
SEAL)

Peyton & Co.,
1968 Earle St.,
Klamath Falls, Oregon 97600

GRANTOR'S NAME AND ADDRESS

Ruth E. Pepple,
1210 S. E. Rogue,
Grants Pass, Oregon 97526

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.

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment 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 2092 or as
file/reel number 61635
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Na. D. Milne
By Bernice A. Smith Recording Officer
Deputy

Fee \$3.00