

1-1-74

61636

WARRANTY DEED

Vol. 779 Page 2093



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 Theodore L. 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 8 & 9 Block 13, 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 consideration indicated which~~ (The sentence between the symbols ①, 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 instrument 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 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:

Notary Public for Oregon

My commission expires: 2-20-82

(OFFICIAL
SEAL)

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

GRANTOR'S NAME AND ADDRESS

Theodore L. Pepple

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

MRS. C. P. PEYTON
BOX 1030
KLAMATH FALLS, ORE
97601

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

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, 1979, at 3:11 o'clock P.M., and recorded in book M79 on page 2093 or as file/reel number 61636, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By Berntha J. Ketch Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE