

1-1-74

63467

WARRANTY DEED

Vol. M79 Page 4982



KNOW ALL MEN BY THESE PRESENTS, That C.P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp, as tenants in common & as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack Roberts and Karin Roberts, Husband & Wife, 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 8, Eldorado Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of 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 reservations as contained in plat dedication of Eldorado Addition, easements and rights of way of record and those apparent on the land and common to the area, 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 \$6404.47. However, the actual consideration consists of an inclusion of other property or value given or promised which is the whole consideration and which is the subject of the deed, and the same shall be deemed to be the consideration for the purposes of this deed.

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 22 day of Feb., 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)

Louise R. Sharp C.P. Peyton
Mary Jo Sharp Doris A. Peyton

STATE OF OREGON,

County of Klamath

MARCH 1, 1979

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and _____ 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 _____

Personally appeared the above named C. P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, _____
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 27 June 1981

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSES
2943 S. 6th
K. Falls

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 6th day of March, 1979, at 10:51 o'clock AM., and recorded in book M79 on page 4982 or as file/reel number 63467.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Bernetha J. Smith Deputy

Fee \$3.00

51 MAR 6 AM 10 51