

38-19068

57-11613

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

69274

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That C. P. 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 Martin Monti

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 15, Block 8, ELDORADO ADDITION, in the County of Klamath, State of Oregon.

TOGETHER WITH that portion of Vacated Peach Street more particularly described as follows:

Beginning at the most Easterly corner of said Lot 15; thence Northwesterly along the arc of a curve to the right, having a radius of 1,494.96 feet to an intersection with the extension of the Northwesterly line of said Lot 15; thence Southwesterly along the extension of the said Northwesterly line to the Northwest corner of Lot 15; thence Southeasterly along the Northeasterly line of said Lot 15 to the point of beginning.

(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, assessments for sewer service 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 \$ 9,000.00

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 9th day of May, 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 Klamath

June 14, 1979.

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

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

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: March 4, 1980

STATE OF OREGON, County of

Personally appeared

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

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 14th day of June, 1979, at 10:57 o'clock A.M., and recorded in book 179 on page 14468 or as file/reel number 69274

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

By: [Signature] Recording Officer
[Signature] Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

[Signature]

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP