

This Indenture Witnesseth, THAT CLAUDE B. PEDEN and MARY ANN PEDEN, husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto GORDON G. MCGRAW and JEANINE M. MCGRAW,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 2, Block 6, SECOND ADDITION TO SUNSET VILLAGE.

SUBJECT TO: Taxes for the year 1979-1980 which are now a lien but not yet payable; Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Sunset Village; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded April 8, 1970 in Book M-70 at page 2738; Levies and assessments of the Second Addition Sunset Village Lighting District; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th day of July, 19 79

(SEAL) *Claude B. Peden* (SEAL)
(SEAL) *Mary Ann Peden* (SEAL)

STATE OF OREGON, County of Klamath) ss. July 30th, 19 79
Personally appeared the above named Claude B. Peden and Mary Ann Peden, husband and wife,

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

Before me:

Donald B. Hamilton
Notary Public for Oregon.
My commission expires 3-20-81

After recording return to:

K. F. F. S. G. L.
540 MAIN

Until a change is requested, all tax statements shall be sent to the following name and address:

GORDON MCGRAW

3925 CORONADO WAY,

K. FALLS

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 30 day of JULY 19 79, at 3:33 o'clock PM., and recorded in book M-79 on page 18123 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder

By

Rumtha Whitcomb

Deputy

FEE \$ 3.00

979 JUL 30 PM 3 33