

1-1-74

78523

BARGAIN AND SALE DEED

Vol. M 79 Page 29389

KNOW ALL MEN BY THESE PRESENTS, That PEYTON & CO., an Oregon corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THEODORE L. PEPPE, RUTH E. PEPPE, MICHAEL PEPPE, THOMAS PEPPE, SUSAN THOMPSON and MARIA LEE, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half interest in the following-described property, to-wit: Beginning at the iron pin which marks the center of Section 18, Township 38 S., R. 9 E.W.M. and which point is also the Southeast corner of First Addition to Terminal Tracts and running thence South along the quarter line 1320 feet to the Southeast corner of Government Lot 2; thence West along the South line of Government Lot 2 to its intersection with the East right of way line of The Dalles-California Highway #97; thence westerly and northerly following the easterly right of way line of The Dalles-California Highway #97 to its intersection with the North line of Government Lot 2, which line is also the South line of First Addition to Terminal Tracts; thence East along the North line of Government Lot 2, which line is also the South line of Terminal Tracts, to the point of beginning, being in Government Lot 2, Section 18, Township 38 S., R. 9E.W.M., EXCEPTING therefrom that portion conveyed to the State of Oregon by deed recorded June 25, 1979, in Volume M-79, Page 14975, Microfilm records 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00

~~However, the actual consideration consists of or includes other property or value which is~~
~~consideration for which the property is being transferred, and which is~~
~~known to the parties.~~

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 21st day of December, 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.

PEYTON & CO.

By

C. P. Peyton

Pres

By

Doris A. Peyton

(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

STATE OF OREGON, County of KLAMATH) ss.
December 21, 1979

Personally appeared C. P. PEYTON

DORIS A. PEYTON,

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 PEYTON &

CO.

and that the 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:

Heeman J. Smith

Notary Public for Oregon

My commission expires: 12/13/82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. CIV. II
 Attorney at Law
 540 Main Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

THEODORE L. PEPPE, et al
 1210 SE Rogue
 Grants Pass, Oregon 97526

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 21st day of December, 1979, at 4:54 o'clock P.M., and recorded in book M79 on page 29389 or as file/reel number 78523

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Berntha J. Stock Deputy

Fee \$1.50

SPACE RESERVED
FOR
RECORDER'S USE