

1-1-74

78524

BARGAIN AND SALE DEED

Vol. 779 Page 29399

KNOW ALL MEN BY THESE PRESENTS, That PEYTON & CO., an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto C. P. PEYTON and DORIS A. PEYTON, husband and wife, 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:

Lot 1, Block 23, FIRST ADDITION to the City of Klamath Falls, Oregon; Lot 6, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and 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 a distance of 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. 9 E.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 \$ 17,000.00

~~However, the actual consideration consists not only of the property of XXXX given by XXXX to XXXX, but also of the consideration indicated which XXXX has been given by XXXX to XXXX.~~

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. Taylor*, Price

By James H. [unclear]

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON.

County of _____

Personally appeared the above named

... and acknowledged the foregoing instru-
ment 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,

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 &

GO. _____, a corporation.
 And that the said affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half 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:

Herman F.
Notary Public for Oregon

Notary Public for Oregon

My commission expires: 12/13/82

(OFFICIAL
SEAL)

STATE OF OREGON.

County of Klamath

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 1170 on page 29399 or as file/reel number 73524.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By *James H. Ditch* Recording Officer Deputy

Fee \$3.50