

K-32683

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79617

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., an Oregon Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. FELIX PEACE and NORMA J. PEACE, husband and 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 5, Block 8, FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of First Addition to Cypress Villa; Easements and rights of way of record and those apparent on the land, if any.

(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 those above set forth,

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. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 4th day of January, 1980; 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, } ss.

County of Klamath, } ss.

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:

PERRY BROS., INC.

By Grant Perry President

By Frank B. Perry Secretary

STATE OF OREGON, County of Klamath, } ss.
January 4, 1980

Personally appeared Grant Perry and Frank B. Perry, 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 Perry Bros., Inc.

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: 3-20-81

(OFFICIAL SEAL)

Perry Bros., Inc.

5130 Bristol

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

W. Felix and Norma J. Peace

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C. Title Co.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath, } ss.

I certify that the within instrument was received for record on the 21st day of January, 1980 at 12:04 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 1212 or as document/fee/file/instrument/microfilm No. 79617. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

By Jacqueline J. Metke Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE