

1-1-74

## WARRANTY DEED

Vol. 1780 Page 4726



KNOW ALL MEN BY THESE PRESENTS, That JOHN W. PETERSON and

ETTA L. PETERSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KENNETH L. PETERSON

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:

Beginning at the Southwest corner of Lot 7 in Block 17, Fairview Addition No. 2 to Klamath Falls, in Klamath County, Oregon; thence North along the East line of Lakeview Street 60 feet; thence East parallel with Upham Street 55 feet; thence South parallel with Lakeview Street to the South line of said Lot 7; thence West 55 feet to the place of beginning.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

Subject to Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

(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 as 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 \$ 32,300.00

~~However, the actual consideration consists of or includes with property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.020.)~~

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 12th day of March, 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)

John W. Peterson  
Etta L. Peterson

STATE OF OREGON,

County of Klamath

March 12, 1980.

) ss.

STATE OF OREGON, County of ) ss.

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Personally appeared

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

Personally appeared the above named

JOHN W. PETERSON and

ETTA L. PETERSON

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

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 7-19-82

My commission expires:

JOHN W. PETERSON and  
ETTA L. PETERSON

GRANTOR'S NAME AND ADDRESS

KENNETH L. PETERSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth L. Peterson  
607 Upham St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs  
1225 Ferry St. S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of March, 1980, at 3:10 o'clock P. M., and recorded in book/reel/volume No. 1180 on page 4726 or as document/fee/file/instrument/microfilm No. 31313, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. B. Milne

NAME

TITLE

By: Kenneth L. Peterson Deputy

Fee \$3.50