

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTG-8854-L

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KNOW ALL MEN BY THESE PRESENTS, That
Hubert W. Miles and Margaret M. Miles, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Harley R. Peppers and Vera B. Peppers, Husband and Wife
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:

80 MAY 6 AM 9 07

Lot 7, in Block 2, RAINBOW PARK ON THE WILLIAMSON, TOGETHER WITH, an undivided 1/68 interest in Lots 4 and 5 in Block 1 of said Addition, according to the official plat thereof on file in the office of the County Clerk 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. 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 stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18 day of April, 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)

Hubert W. Miles

Margaret M. Miles

STATE OF ~~MISSOURI~~ MISSOURI
County of Sullivan
April 28, 1980

STATE OF OREGON, County of ss.
19

Personally appeared the above named
Hubert W. Miles and Margaret M. Miles

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

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

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:
(OFFICIAL SEAL) Margaret C. Mann
Notary Public for Oregon, Sullivan County, Missouri
My commission expires: Dec. 19, 1982

Notary Public for Oregon
My commission expires:

Hubert W. Miles and Margaret M. Miles

GRANTOR'S NAME AND ADDRESS
Harley R. Peppers and Vera B. Peppers

GRANTEE'S NAME AND ADDRESS
After recording return to:
Harley R. Peppers & Vera B. Peppers
3333 J. Shattaway #64
Klamath Falls, Ore. 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

1. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Volume 299, page 394, Deed Records of Klamath County, Oregon.
2. Subject to assessments of Rainbow Park - Pine Ridge Special Road District.
3. Utility easements as delineated on the recorded plat. (Affects Westerly, Easterly, Southerly and Northerly lot lines).
4. A 20 foot building setback from street as shown on recorded plat.
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
6. Covenants, conditions, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 11, 1964 in Volume 356, page 116, Deed Records of Klamath County, Oregon.
7. Reservations as contained in plat dedication, to wit:
"said plat being subject to the following restrictions: 1. A building setback line and a future public utilities easement as shown on the annexed plat.
2. Any easements or right of ways of record and any further restrictions as shown in the recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mountain Title Co.
this 6th day of May A. D. 19 80 at 9:07 o'clock A M., and
legally recorded in Vol. M80, of Deeds on Page 8277
Wm D. MILNE, County Cl.
By Deanna J. Hetch
Fee \$7.00