

KNOW ALL MEN BY THESE PRESENTS, That C. P. Peyton & Doris A. Peyton & Lowell R. Sharp & Mary Jo Sharp as tenants in common & as Tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jack H. Roberts and Karin W. Roberts, 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 3, Block 4, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Reserving unto Grantors a Thermal Easement, 10 feet in width across rear of lot lines.

(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 reservations as contained in plat dedication of Eldorado Addition, easements and rights of way of record and those apparent on the land and common to the area

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 \$8,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (This space is to be used to describe the property or value given or promised which is the whole part of the consideration.)

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 30 day of June, 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,)
County of Klamath) ss.
June 30, 1980

Personally appeared the above named C. P. Peyton & Doris A. Peyton and Lowell R. Sharp & Mary Jo Sharp and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Ralph A. Crawford*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: March 4, 1984

STATE OF OREGON, County of) ss.
June 30, 1980

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 _____

_____ 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)

Notary Public for Oregon

My commission expires:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

GRANTOR'S NAME AND ADDRESS

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

I certify that the within instrument was received for record on the 5th day of September, 1980, at 3:33 o'clock P.M., and recorded in book M80 on page 16894 or as file/reel number 89298

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne
By Bernetha S. Sutch Recording Officer Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE