

K-24266

95625

-WARRANTY DEED- Vol. M81 Page 1995

C.P. PEYTON and DORIS A. PEYTON, husband and wife, Grantors, warrant and convey to STEVE KEEL, Grantee, an undivided one-half interest and JACK H. ROBERTS, Grantee, an undivided one-half interest, in the following described real property as tenants in common, free of all encumbrances, except as specifically set forth herein:

Lot 13, LESS the Southerly 25 feet thereof, and all that portion of vacated Marina Drive adjacent to said Lot 13, described as follows: Beginning at a point on the Westerly line of said Lot 13 which is 25 feet Northerly from the Southwest corner thereof; thence Northerly along the Westerly line of said Lot 13 to a point 10 feet Southerly from the Northwest corner thereof; thence S 80 deg. 00' W a distance of 30.0 feet to a point, thence Southeasterly in a straight line to the point of beginning; all being in Marina Park, according to the correction plat thereon on file in the office of the County Clerk of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; also subject to easements and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake granted to The California Oregon Power Company by instruments recorded September 9, 1925 in Deed Vol. 68, pages 277 & 278, and recorded September 28, 1935 in Vol. 105, page 226, records of Klamath County, Oregon; also subject to Well Use Agreement concerning well located on Lot 8, including the terms and provisions thereof, between Calvin P. Peyton, et al, First Parties, and Burton E. Gray, et ux, Second Parties, dated February 6, 1969, recorded February 27, 1969, in Vol. M-69 page 1532, records of Klamath County, Oregon; also subject to right of the Federal Government, the State of Oregon and the general public in and to any portion of the described property lying below the high water line of Upper Klamath Lake; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Fifteen Thousand and No/100ths (\$15,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 2972 So. 6th St. City

DATED this 26 day of May, 1978.

STATE OF OREGON

County of Klamath

ss. May 26, 1978

Personally appeared the above-named C.P. PEYTON and DORIS A. PEYTON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

William P. Brandsness
Notary Public for Oregon
My Commission expires: 2-16-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9 day of February A.D., 1981 at 2:21 O'clock P M., and duly recorded in Vol M81 of Deeds on Page 1995.

Fee \$ 3.50

EVELYN BIEHN
COUNTY CLERK
by Barbara J. Letts deputy