

1-1-74

98-59

WARRANTY DEED

Vol. M81 Page 6533



KNOW ALL MEN BY THESE PRESENTS, That Peyton & Co., An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Neil Garrett and Robert Garrett, 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:

Vacated Fifth Street between Lot 6, Block 9 and Lot 1, Block 10,
First Addition to the City of Klamath Falls, 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 those of record and apparent on the land.

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 \$ 1,246.30

However, the actual consideration consists of or includes such property or value given or promised which is the whole or part of the consideration (if any) in this sentence between the symbols of the dollar sign (\$) and the word "dollars" (\$). If the consideration is in full, the word "full" should be inserted after the word "dollars".

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 14 day of June, 1977; 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.



STATE OF OREGON,

County of _____

} ss.

, 19____

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: _____

STATE OF OREGON, County of Klamath) ss.
June 14, 1977

Personally appeared C. P. Peyton and Doris A. Peyton, 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 Peyton & Co.

_____ 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: _____

(OFFICIAL SEAL)

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of April, 1981, at 3:49 o'clock P.M., and recorded in book M81 on page 6533 or as file/reel number 88259, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk,
Recording Officer
By Debra A. Ganev, Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Garrett
635 McKinley
Klamath Falls, ORE 97601
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE