

1-1-74

98260

WARRANTY DEED

Vol. M 81 Page 6534



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

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:

North Easterly 43.2' of Lot 1 Block 12, and the adjoining 8' of vacated 5th St. in 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 \$ 1,320.00

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 13th day of February, 19 78; 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.
FEBRUARY 13, 19 78

Personally appeared the above named

C. P. PEYTON AND DORIS A. PEYTON

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

Before me,
(OFFICIAL SEAL)

Donald V. Brown

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of Klamath) ss.
Feb. 13, 1978, 19 78

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

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:

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of April, 19 81, at 3:49 o'clock P.M., and recorded in book M81 on page 6534 or as file/reel number 98260, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra A. Jensen Recording Officer Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE