

14211

38-24704  
T/A # 14-38 24705-4  
WARRANTY DEED (INDIVIDUAL)

Vol. 181 Page 9963

GARY S. HAM and CHARLENE A. HAM, husband and wife  
C. P. PEYTON and DORIS A. PEYTON, husband and wife  
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
See Attached Exhibit "A"  
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 \$ 17,500.00 \*

Dated this 30th day of June 1982.

Gary S. Ham  
Charlene A. Ham

STATE OF OREGON, County of Klamath  
On the 1st day of July  
Gary S. Ham and Charlene A. Ham  
instrument to be their voluntary act and deed.  
1982 personally appeared the above named  
and acknowledged the foregoing

Before me:

Charlene I. Addington  
Notary Public for Oregon  
My commission expires: 3-22-85

The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.  
If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the/the whole  
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Takes:

Mr. & Mrs. C. P. Peyton  
1968 Earle  
City, 97601

STATE OF OREGON,

County of )  
I certify that the within instrument was received for record  
on the day of , 1982,  
at o'clock M. and recorded in book  
on page Records of Deeds of said County.  
Witness my hand and seal of County affixed.

By Title  
Deputy

## EXHIBIT "A"

Beginning at the most Southerly corner of Lot 11, Block 107 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence in a Northwesterly direction along the boundary line of said Lot 11 and Gobi Street a distance of 125.37 feet; thence in a Northeasterly direction 38 feet to a point 112 feet in a Northwesterly direction from a point on the West boundary of California Avenue 42.8 feet from said most Southerly corner of said Lot 11, measured along the West boundary line of said California Avenue from said corner; thence in a Southeasterly direction 112 feet to said point on said California Avenue 42.8 feet from said most Southerly corner of said Lot 11; thence along the West boundary of California Avenue 42.8 feet to place of beginning.

## SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof,

Dated : January 4, 1952

Book: 252 Page: 190

Recorded : January 10, 1952

In favor of : The California Oregon Power Company, a California Corporation

For : Electric transmission lines

2. Subject to an easement and right of way 5 feet in width over and across the Northerly 5 feet of the Easterly 82 feet to be used in conjunction with the property adjoining on the Northeast as a common user automobile driveway as set forth in instrument recorded July 12, 1957, in Book 293 at page 85, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:36  
 this 3 day of August A.D. 19 82 at o'clock P M, and  
 duly recorded in Vol. M 82, of Deeds on Page 9963  
 Fee \$8.00

By

EV. LYN BIEHN, Court