

28769

WARRANTY DEED  
K-36558

Vol. M83 Page 16597

KNOW ALL MEN BY THESE PRESENTS, That  
Knowlton Merritt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Lyle Peckenpaugh  
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:

The Easterly 60 feet of Lot 7 Block 92, Buena Vista Addition to the City of Klamath Falls, being 60 feet along Upham Street and the Westerly line of this parcel being parallel with the Easterly line of said Lot 7 in Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; taxes for 1983-84; AND Trust Deed including the terms and provisions thereof, executed by Richard C. Nelson as Grantor to Mountain Title Company, as trustee for AMFAC Mortgage Corporation, dated Oct. 4, 1976, recorded Oct 7, 1976 in Vol M 76 Page 15801, records of Klamath County Oregon, which said Grantees herein agree to assume and pay.

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 as above

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 \$14,200.00.  
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). (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 individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of September, 1983; 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)

Knowlton Merritt

STATE OF OREGON,

County of Klamath } ss.  
September 27, 1983

Personally appeared the above named  
Knowlton Merritt

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8-5-87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

and 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 \_\_\_\_\_

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
215 North Colorado  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Grantee  
415 Upham St  
K. Falls

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of September, 1983, at 2:21 o'clock P.M., and recorded in book/reel/volume No. M 83 on page 16597 or as document/fee/file/instrument/microfilm No. 28769. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee: \$4.00 By Pam Smith Deputy