

34936

MTL-184-B-K  
WARRANT DEED

KNOW ALL MEN BY THESE PRESENTS, That C. P. PEYTON and DORIS A. PEYTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by A. L. NORDNESS and DOROTHY V. NORDNESS, husband and wife, 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:

Lot 6, Block 88, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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 as set forth on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed,

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 \$ 5,000.00

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 28th day of March, 1984; 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, ss.

County of Klamath, 1984

Personally appeared the above named P. Peyton and Doris A. Peyton

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

C. P. Peyton

Doris A. Peyton

STATE OF OREGON, County of ss.

Personally appeared , 19 , and

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:

C. P. PEYTON and DORIS A. PEYTON

1968 Earle St.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

A. L. Nordness and Dorothy V. Nordness

Rt. 2 Box 230  
Bonanza, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

3884

38846

4987

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit:  
"said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set-back on all lots adjacent to Highway 66 and to all easements and reservations of record. Lot 1, Block 131 is hereby dedicated to Klamath County for refuse disposal."
2. An easement created by instrument including the terms and provisions thereof,  
Recorded: January 29, 1953  
Volume: 259, page 28, Deed Records of Klamath County, Oregon  
In favor of: The Pacific Telephone and Telegraph Company  
For: Pole line
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 21, 1965 in Volume M65, page 165, Microfilm Records of Klamath County, Oregon.
4. Subject to Highway 66 Unit 4 Road Maintenance Association, recorded May 22, 1974 in Volume M74, page 6382, Microfilm Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 29th day of March A.D. 19 84  
at 1:29 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 4986  
**EVELYN BIEHN, County Clerk**  
By Pam Smith, Deputy  
Fee 8.00