

KNOW ALL MEN BY THESE PRESENTS, That C.E. Francis and Gerald A. Martin, each as to an undivided 1/2 interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne Peek and Mae Peek, 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, the 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 13, Block 2, TRACT 1046, ROUND LAKE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

** and William Wayne Peek and James Robert Peek, all with rights of survivorship.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

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 \$ 3,250.00 ~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 3,250.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 3,250.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 3,250.00.~~

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 12th day of March, 19 91; 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 Deschutes) ss.
March 12, 19 91

C.E. Francis
Gerald A. Martin

Personally appeared the above named _____
C.E. Francis and
Gerald A. Martin

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

Before me: Linda Knowles
Notary Public for Oregon
My commission expires: 2/22/94

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, _____ president, and by _____ secretary of _____ a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

C.E. Francis and Gerald A. Martin 1199 NW Wall Street Bend, OR 97701	
GRANTOR'S NAME AND ADDRESS	
Wayne Peek and Mae Peek 2332 Benita Dr. Rancho Cordova, CA 95670	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Wayne Peek and Mae Peek 2332 Benita Dr. Rancho Cordova, CA 95670	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address. Wayne Peek and Mae Peek 2332 Benita Dr. Rancho Cordova, CA 95670	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss. County of <u>Klamath</u> I certify that the within instrument was received for record on the <u>21st</u> day of <u>March</u> , 19 <u>91</u> , at <u>2:04</u> o'clock <u>P</u> M., and recorded in book <u>M91</u> on page <u>5080</u> or as file/reel number <u>27223</u> , Record of Deeds of said county. Witness my hand and seal of County affixed.	
Evelyn Biehn, County Clerk Recording Officer By <u>Pauline Mueller</u> Deputy	
Fee \$28.00	