43846	Volmas Page 8586			
KNOW ALL MEN BY THESE PRESENTS, That				
_PATRICIA R. PEYTON, JEFFREY C. PEYTON	and SCOTT C. PEYTON			
hereinafter called the grantor, for the consideration	, hereinafter called			
the grantee, does hereby grant, bargain, sell and converte certain real property, with the tenements, heredi situated in the County of <u>KLAMATH</u> and	ey unto the said grantee and grantee's heirs, successors and assigns, taments and appurtenances thereunto belonging or appertaining, State of Oregon, described as follows, to-wit:			
SEE EXHIBIT A WHICH IS MADE A PA	RT HEREOF BY THIS REFERENCE			
	· 영향 : 영향 영향 등 방송을 가슴 가지 않는 것이 있다.			
MOUNTAIN	TITLE COMPANY			
"This instrument will not allow use of the proper	erty described in his 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 Upyo and to Hold the same unto the said a	rantee and grantee's heirs, successors and assigns forever.			
5 And said grantor hereby covenants to and with sa	nid 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 those of				
record and those apparent upon the la				
erantor 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 the	ose claiming under the above described encumbrances.			
The true and actual consideration paid for this	s transfer, stated in terms of dollars, is S			
X X X X X X X X X X X X X X X X X X X				
XXXXXXXXXXXXXXX				
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 he	ereof apply equally to corporations and to individuals. this instrument this 15 day of April , 1992;			
if a corporate grantor, it has caused its name to be	e signed and seal affixed by its officers, duly authorized thereto by			
order of its board of directors.	VPEN PDA. to bur ANP.			
•	PATRICIA R. PEYTON			
STATE OF OREGON, ) County of SS.	X Allow C Pen Ton & Calvin Pento			
2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	JEFFREY C. BETTON			
, » <u></u> ;	A Scott e Peyton by Calvin Lylon			
Personally appeared the above named	SCOTT C. PETTON Theor attorne in to.			
JEFFREY C. PEYTON & Calvin Penton	20			
SCOTT C. PEYTON Attorney in for	t			
and acknowledged the foregoing instrument				
to be <u>his</u> voluntary act and deed.				
Before me: $\rho + \cdot $				
Talucia Stapplink	The foregoing instrument was acknowledged before me this			
Notary Public for Oregon	. 19, by,			
My commission expires: 9/3/92	president, and by,			
	secretary of			
(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(1)(	a corporation, on behalf of the corporation.			
	Notary Public for Oregon			
	My commission expires: (SEAL)			
and the second sec	N STAR STAR			
PATRICIA HI POTON, JEFFREY C. PEYTO 1200 MIRA MAR				
MEDFORD, OR 97501	SS.			
GRANTOR'S NAME AND ADDRESS	I cortify that the within instrument was			
CATHY COGAR	received for record on the			
5729 ALTAMONT DRIVE	, 19,			
KLAMATH FALLS, OR 97603	since RESERVED at o'clock M., and recorded in book on page or as			
	In book or bage or as file/reel number			
CATHY COGAR	RECORDERS USE Record of Deeds of said county.			
5729 ALTAMONT DRIVE	Witness my hand and seal of County			
KLAMATH FALLS, OR 97603	affixed.			
Until a change is requested all as statements shall be sert to the following address.				
CATHY COGAR				
5729 ALTAMONT DRIVE	Recording Officer			
KLAMATH FALLS, OR 97603	By Deputy			

MOUNTAIN TITLE COMPANY

MTC NO: 24254-KR

## EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0 degrees 15' West 30 feet and South 89 degrees 39' 20" West 981.75 feet distant; thence North 0 degrees 15' East 258.10 feet to a point; thence North 74 degrees 03' 25" West 185.31 feet to a point; thence West 414.09 feet to a point on the Easterly right-of-way line of U.S. Highway 97; thence along said Easterly right-of-way line South 3 degrees 37' 45" East 171.33 feet to a point; thence North 89 degrees 39' 20" East 601.72 feet, more or less, to the point of beginning.

## SUBJECT TO:

- 1. Taxes for the fiscal year 1989-1990, delinquent. Original Amount: \$391.38, plus interest. Account #3809-020CC-02200 Key #440393
- 2. Taxes for the fiscal year 1990-1991, delinquent. Original Amount: \$361.91, plus interest. Account #3809-020CC-02200 Key #440393
- Taxes for the fiscal year 1991-1992, delinquent. Original Amount: \$352.89, plus interest. Account #3809-020CC-0200 Key #440393
- 4. A City Sewer lien in favor of the City of Klamath Falls; Improvement Unit: #52 Card No.: #278 Docketed: May 23, 1990 Original Amount: \$20,151.31 Unpaid Balance: \$20,151.31, plus interest, if any

The Grantee named in this Warranty Deed hereby agrees to assume and pay all of the above described encumbrances atteched to the real proerty described herein.

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed fo	r record at request of	Mountain Title Co.	$\underline{\qquad}$ the <u>21st</u> day
of April A.D., 1992		at o'clock M., and duly	recorded in Vol,
	of	Deeds on Page	·•
		Evelyn Biehn 🔪	County Clerk
FEE	\$35.00	Ely Dalleme	mullendere