

K-45502

STATUTORY WARRANTY DEED (Individual or Corporation)

PEYTON TRUST, CREATED BY AGREEMENT DATED DECEMBER
31, 1987.

conveys and warrants to WILLIAM C. RANSOM AND JESSICA G. RANSOM, each as to an undivided
1/2 interest

the following described real property in the County of KLAMATH and State of Oregon.

BEGINNING AT A POINT 555 FEET SOUTH OF THE SOUTHEAST CORNER OF THE NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 50 FEET; THENCE WEST 154 FEET; THENCE NORTH 50 FEET; THENCE EAST 154 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, SAVE AND EXCEPTING A STRIP OF LAND 30 FEET WIDE OFF THE EAST SIDE FOR ROADWAY.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY PREVIOUSLY CONVEYED BY DEED RECORDED IN DEED VOLUME 341 PAGE 404 OF THE DEED RECORDS OF KLAMATH COUNTY, OREGON. SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

2. TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 27, 1977 IN VOLUME M77 PAGE 18150 MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON IN FAVOR OF KLAMATH FIRST FEDERAL SAVINGS AND LOAN, ASSIGNED TO JACKSON COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION, BY ASSIGNMENT OF MORTGAGES AND TRUST DEEDS, RECORDED SEPTEMBER 28, 1981 IN VOLUME M81 PAGE 17273, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, WHICH TRUST DEED GRANTEE HEREIN AGREES TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE.

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 10th day of August 19 93. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Calvin P. Peyton, Trustee
CALVIN P. PEYTON, TRUSTEE

Calvin P. Peyton
CALVIN P. PEYTON

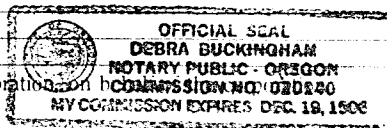
DORIS A. PEYTON, TRUSTEE

Doris A. Peyton
DORIS A. PEYTON

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 10th day of August 19 93
by Calvin P. Peyton and Doris A. Peyton
as individuals and trustees

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____
of _____
a corporation, on behalf of _____



Notary Public for Oregon

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co

on this 19th day of Aug. A.D. 19 93
at 10:23 o'clock A M. and duly recorded
in Vol. M93 of Deeds Page 20718.

Evelyn Biehn County Clerk

By Pauline Mulendore

Deputy.

Fee \$30.00

After recording return to:

Jessica G. Ransom
3534 Summers Lane
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Same As Now Listed