

KNOW ALL MEN BY THESE PRESENTS, That Leander T. Strickland and Opal M. Strickland, husband and wife,

in consideration of Five (\$5.00) and 00/100 * * * * * Dollars, and other good and valuable consideration to them paid by Frank D. Bagetto and Mary G. Bagetto, husband and wife, do hereby grant, bargain, sell and convey unto said Frank D. Bagetto and Mary G. Bagetto, husband and wife, heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 4, Block 1, CASA MANANA

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

2. Rules, regulations, and assessments of South Suburban Sanitary District, within the boundaries of which district said property is located.
3. Reservations and easements, including the terms and provisions thereof, as set forth in a deed from Pete Sather and Helen Sather, husband and wife, dated September 27, 1946, recorded August 11, 1950, in Deed Volume 241 at page 192, Records of Klamath County, Oregon.
4. Conditions, restrictions, easements, and set back lines as shown on the Plat and in the Dedication of CASA MANANA.
5. Conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded May 10, 1963, in Miscellaneous Volume 14, page 480, Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, dated August 25, 1964, recorded August 27, 1964, in Mortgage Volume 225 at page 343, given to secure the payment of \$15,400.00 with interest thereon and such future advances as may be provided therein, executed by Cornell Ross and Patsy C. Ross, who acquired title as Patricia C. Ross, husband and wife, to Oregon Title Insurance Co., an Oregon Corporation, trustee for beneficiary, Commonwealth, Inc., an Oregon Corporation. By an instrument recorded December 17, 1964, the above Trust Deed was assigned in Mortgage Volume 227 at page 602 to The New York Bank for Savings, a domestic corporation. By an instrument recorded December 17, 1964, the above Trust Deed was assigned in Mortgage Volume 227 at page 602 to the New York Bank For Savings, a domestic corporation.

To Have and to Hold, the above described and granted premises unto the said Frank D. Bagetto and Mary G. Bagetto, husband and wife, their heirs and assigns forever.

And Leander T. Strickland and Opal M. Strickland, husband and wife, the grantors above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as shown as a matter of record on the date of the deed and those apparent upon the land, if any,

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hand^s and seal^s this 30th day of August, 1965.



Leander T. Strickland (SEAL)

Opal M. Strickland (SEAL)

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(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

ss.

1262

BE IT REMEMBERED, That on this 30th day of August, 1965, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Leander T. Strickland and Opal M. Strickland, husband and wife, known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Margaret E. Barnes
Notary Public for Oregon.

My Commission expires 12-13-66



WARRANTY DEED

(FORM No. 703)

STEVENSON LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 30 day of August, 1965, at 3:51 o'clock P. M., and recorded in book 11-65 on page 1261, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers
County Clerk-Recorder.

By *David M. Miller*
Deputy.
Fee \$3.00

WHEN RECORDED RETURN TO

Frank D. Bagette
5705 Cass Way
City