

99414

28-8594

WARRANTY DEED

Vol. 25 Page 3586

KNOW ALL MEN BY THESE PRESENTS, That Gerald C. Musselman, Sr.
and Ruth M. Musselman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara
Gastaldi, a single woman

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 31 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Mortgage, including the terms and provisions thereof, with interest
thereon and such future advances as may be provided therein, given
to secure the payment of \$15,200.00

Dated: June 10, 1965 Book: 231 Page: 36

Recorded: June 10, 1965

Mortgagor: John H. Hodges

Mortgagee: First National Bank of Oregon;

which Grantee assumes and agrees to pay to First National Bank
of Oregon.

(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
noted of record as of the date of this deed and those apparent upon
the land, if any, 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 \$31,400.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the 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 27th day of March, 1975;
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)

Marlene T. Addington

Notary Public for Oregon

My commission expires 3-21-77

Ruth M. Musselman

STATE OF OREGON

County of Klamath

March 31

19 75

Personally appeared the above named
Gerald C. Musselman, Sr.
and Ruth M. Musselman

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-21-77

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of APRIL, 19 75,
at 10:40 o'clock A.M., and recorded
in book M. 75 on page 3586 or as
file/reel number 99414.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. NILNE

Recording Officer

By Hazel Dray Deputy

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara Gastaldi
436 Fulton St.
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP

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

1st Nat'l Bank
P.O. Box 3131
Portland, Oregon 97208
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE