

87-13

KNOW ALL MEN BY THESE PRESENTS, That EDWARD T. YASANA and LEONILA M. YASANA, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM A. GORDON and LILLIAN L. GORDON, 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, that 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:

That fractional part of Lot 2, Block 65 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of said Lot 2; thence Northeasterly along the Northwest line of Grant Street a distance of 80 feet; thence Northwesterly at right angles to Grant Street across said Lot 2 to the East line of Prospect Street; thence South along the East line of Prospect Street to the corner of Prospect Street and North Eighth Street; thence Southeast along the Northerly line of said North Eighth Street a distance of 65.07 feet to the point of beginning.

(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

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 \$ 14,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of December, 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)

STATE OF OREGON, } ss.
County of Klamath
December 24, 1975

Personally appeared the above named Edward T. Yasana and Leonila M. Yasana

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

STATE OF OREGON, County of Klamath, 1975 ss.

Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Edward T. & Leonila M. Yasana

GRANTOR'S NAME AND ADDRESS

William A. & Lillian L. Gordon
705 N. 8th Street
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:
grantees

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of DECEMBER, 1975, at 11:00 o'clock A.M., and recorded in book M 75 on page 16351 or as file/reel number 8713

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. NINE

Recording Officer

By Hazel Drayal Deputy

FEE \$ 3.00

to secure the
\$ 13,775.

I promise
and no/initial disburse
different interest
States at the O
\$ 98.00
15th of each
successive year on
and advances shall
principal.
The due date of
In the event of
the balance shall draw
This note is secured
Dated at Klamath
December 2

The mortgagor or subsequent
The mortgagor covenants that
from encumbrance, that he will wa
covenant shall not be extinguished
MORTGAGOR FURTHER COVE
1. To pay all debts and moneys secur
2. Not to permit the buildings to be
provements now or hereafter ext
accordance with any agreement m
3. Not to permit the cutting or remov
4. Not to permit the use of the premis
5. Not to permit any tax, assessment, li
6. Mortgagee is authorized to pay all rea
advances to bear interest as provided in
7. To keep all buildings unceasingly insur
company or companies and in such an ar
policies with receipts showing payment
insurance shall be kept in force by the