

WARRANTY DEED

15750

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS P. CASAVAN and CONSTANCE CASAVAN,
husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE W. NORTHRUP and ADORA L. NORTHRUP, 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:

Lots 84 and 85 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Easement as contained in the deed from C. W. Miller, et ux, recorded February 19, 1949, Volume 229, page 51, and deed from Charles W. Miller, et ux, recorded July 12, 1949, Volume 232, page 373, Deed Records of Klamath County, Oregon.
4. Mortgage in favor of the State of Oregon, recorded October 24, 1974 in Volume M74, page 13876, Microfilm Records of Klamath County, Oregon, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above,

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 \$ 30,500.00

~~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 28 day of June, 1976;
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 COOS,
June 26, 1976.

Personally appeared the above named
Constance Casavan

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

Before me:
(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 10-31-78

STATE OF OREGON, } ss.
County of Klamath,
June 28, 1976.

Personally appeared the above named
Douglas P. Casavan

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

Before me:
(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 3-12-77

STATE OF OREGON, } ss.
County of KLAMATH,

I certify that the within instrument was received for record on the 30th day of June, 1976 at 3:01 o'clock P.M., and recorded in book M.76 on page 9948 or as file/reel number 15750, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer

By [Signature] Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale W Northrup
1912 Hope St.
Klamath Falls, Ore.

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