

38-11072 16247

Vol. 76 Page 10611  
NICHOLAS V. CASTREOTTA

KNOW ALL MEN BY THESE PRESENTS, That \_\_\_\_\_, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. PUGH \_\_\_\_\_, 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 portion of lot 15 in block 42 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and that portion of Block 1 A of Williams Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southeasterly corner of said Lot 15, Block 42, Hot Springs Addition to the City Of Klamath Falls, Oregon, and also the northeasterly corner of Block 1 A of Williams Addition to said City and running thence South 20°55' East along the Southwesterly line of Pacific Terrace, a distance of 66.7 feet to a point which is the Southeasterly corner of said Block 1 A; thence North 66°05' West along the Southwesterly boundary of said Block 1 A a distance of 117.0 feet to a point; thence North 41°20' East, a distance of 20.9 feet to a point that is on the boundary line between said Lot 15 and said Block 1 A mentioned above; thence continuing on the same bearing a distance of 73 feet to a point on the Easterly line of said Lot 15; thence South 20°55' East along the Southwesterly line of Pacific Terrace, a distance of 59.5 feet to the point of beginning.

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 contracts, liens, assessments, restrictions, easements, and rights of way of record and those apparent on the land.

\_\_\_\_\_ and that grantor will warrant and forever defend the above granted 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 \$ 28,000.00 .  
~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF OR INCLUDES THE PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS~~  
~~THE WHOLE~~

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 7th day of July, 19 76 .

NICHOLAS V. CASTREOTTA

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.

Until a change is requested, all tax statements shall be sent to the following name and address

STATE OF OREGON,

County of

ss.

10612

BE IT REMEMBERED, That on this 7th day of July, 19 76, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named NICHOLAS V. CASTREOTTA

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE 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.

*Delora A. Sawyer*  
Notary Public for Oregon  
My Commission expires 2-14-80

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON

ss.

County of KLANATH

I certify that the within instrument was received for record on the 13th day of JULY, 19 76, at 4:24 o'clock P.M., and recorded in book M. 76 on page 1061 as file number 16247. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *James E. Pugh* Deputy.

AFTER RECORDING RETURN TO

*James E. Pugh*  
5909 Chugre  
City

FEE \$ 6.00