

PETER ANTHONY SCALA and DANA K. SCALA, husband and wife

TIMOTHY R. FROMWILLER and NORMA JEAN FROMWILLER, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 13 in Block 4 of FIRST ADDITION TO BUREKER PLACE, Klamath County, Oregon.

SUBJECT TO: Regulations of Klamath Irrigation District, South Suburban Sanitary District; Set back lines as shown on the plat of First Addition to Bureker Place; Easements, as reserved in deed from Norman W. Jones et al., to Ronnie R. Royse, dated December 8, 1955, recorded December 13, 1955 in Volume 280 at page 3, Deed Records of Klamath County, Oregon.

ALSO SUBJECT TO: 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 \$30,875.00; Dated: April 8, 1976, Recorded: April 22, 1976; Book: M-76; Page: 5887; Mortgagor: Peter Anthony Scala and Dana K. Scala, husband and wife; Mortgagee: State of Oregon represented and acting by the Director of Veterans' Affairs. Said mortgage grantee herein agrees to assume and pay as provided by the Director of Veterans' Affairs and covenant(s) that grantor is the owner of the above described property free of all encumbrances except Affairs as set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 35,000.00.Dated this 10th day of September, 19 76.

*Peter Anthony Scala*  
Peter Anthony Scala

*Dana K. Scala*  
Dana K. Scala

STATE OF OREGON, County of Klamath ) ss.

On this 10 day of September, 19 76 personally appeared the above named Peter Anthony Scala and Dana K. Scala and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Kathy R. Mallams*

Notary Public for Oregon

My commission expires: 6/13/80

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

SCALA

TO  
FROMWILLER

After Recording Return to:  
Timothy R. Fromwiller  
4431 Bristol  
Klamath Falls, OR 97601  
and send tax statements to:  
Timothy R. Fromwiller  
address above.

Form No. 0-960  
(Previous Form No. TA 16)

fee \$3.00

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 16th day of September, 19 76 at 3:42 o'clock P.M. and recorded in book M76 on page 14555 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne,

County Clerk

Title

By *Classy De Vore* Deputy