

KNOW ALL MEN BY THESE PRESENTS, That LEROY D. GASCON also known as LEORY DANIEL GASCON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. OHLUND and JANE A. OHLUND, 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:

Beginning at a point on the Northeasterly line of Ninth Street in Klamath Falls, Oregon, 60 feet Northwesterly from the Northwesterly line of vacated Roosevelt Street; thence Westerly along said line of Ninth Street 70 feet, more or less, to the Northwesterly line of the vacated alley through Block 17 of FIRST ADDITION to Klamath Falls; thence Northeasterly along said line of vacated alley to the Southerly line of Rose Street; thence Easterly along said line of Rose Street 89.7 feet, more or less, to intersection with a line running at right angles to Ninth Street from the point of beginning; thence Southwesterly along said line to the point of beginning, being a portion of Lots 2 and 3 and of the vacated alley through said Block 17 of FIRST ADDITION to Klamath Falls, Oregon.

SUBJECT TO: 1976-77 real property taxes; 2. Mortgage in the amount of \$15,650.00 LeRoy D. Gascon and Deborah J. Gascon, Mortgagor to Dept. of Veterans' Affairs,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued)

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 shown herein

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 \$2,000.00. 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 13 day of December, 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.

LeRoy D. Gascon aka Leory Daniel Gascon  
LEROY D. GASCON aka LEORY DANIEL GASCON

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 13, 1976

Personally appeared the above named

Leroy D. Gascon aka Leory

Daniel Gascon

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

Before me,  
(OFFICIAL SEAL) *Judy Blum*  
Notary Public for Oregon  
My commission expires: 8-12-77

STATE OF OREGON, County of ) ss.  
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Personally appeared and

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company

NAME, ADDRESS, ZIP

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

Leroy Gascon  
915 North 9th  
Klamath Falls

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

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Mortgagee, recorded October 18, 1974 in Volume M74, page 13627, Microfilm Records of Klamath County, Oregon; 3. Mortgage in the amount of \$1,000.00, Deborah Jeannie Gascon Mortgagor, to LeRoy Daniel Gascon, Mortgagee, recorded April 14, 1976 in Volume M76, page 5376, Microfilm Records of Klamath County, Oregon.

BUYERS HEREIN AGREE TO PAY AND KEEP CURRENT ALL ITEMS WHICH THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO, AND FURTHER AGREE TO ASSUME AND PAY THE MORTGAGES HEREINABOVE DESCRIBED ACCORDING TO THE TERMS AND PROVISIONS AS CONTAINED THEREIN.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

11/11/1977 12:33 P  
his 4th day of January A. D. 1977 at o'clock M., and  
fully recorded in Vol. M77, of Deeds on Page 146.

Wm D. MILNE, County Clerk

Fee \$6.00

By Hazel O'neal