

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. MADDALENA and SHARAN
MADDALENA Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDALL L. CHASTAIN AND DEBBIE J. CHASTAIN 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 portion of Lot 13, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of Lot 13, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, on the Northeasterly line of Oregon Avenue; thence Northeasterly along the Westerly line of Lot 13, 98 feet; thence Southeasterly parallel with Oregon Avenue, 30 feet; thence Southwesterly parallel to the Westerly line of said Lot 13, 98 feet to Oregon Avenue; thence Northwesterly along Oregon Avenue 30 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

None

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 \$ 18,000.00. 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 14 day of February, 1977; 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)

William A. Maddalena
Sharan Maddalena

STATE OF OREGON,
County of Klamath,
February 14, 1977

STATE OF OREGON, County of Klamath,
Personally appeared William A. Maddalena and Sharan Maddalena,
and 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 William A. Maddalena and Sharan Maddalena, 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.

Personally appeared the above named William A. Maddalena and Sharan Maddalena and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon
My commission expires: 5/26/78

Notary Public for Oregon
My commission expires:

William A. Maddalena
1815 Oregon Ave.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Randall L. Chastain
124 D. St.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Randall L. Chastain
124 D. St.
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Jerry St., SE
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 14 day of February, 1977, at 12:22 o'clock PM., and recorded in book M77 on page 2646 or as file/reel number 25428.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE
FEE \$3.00

WM. D. MILNE
Recording Officer
[Signature] Deputy