

## -WARRANTY DEED-

HELEN HUGHET, Grantor, conveys and warrants to STEVEN R. CASAD and JANET L. CASAD, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

All of Tract 88 YALTA GARDENS, in the County of Klamath, State of Oregon, EXCEPT the Easterly 141 feet thereof, and ALL of the Southerly 25 feet, Tract 89 YALTA GARDENS, EXCEPT the Easterly 141 feet thereof.

## SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, liens and utility assessments of the City of Klamath Falls; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; (3) Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District; (4) 1979-80 taxes are now a lien but not yet payable; (5) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Nine Thousand Five Hundred and No/100ths (\$39,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: KLAMATH FIRST FEDERAL 540 MAIN

DATED this 7<sup>th</sup> day of AUGUST, 1979.

X Helen Hughet

STATE OF OREGON )  
County of Klamath ) ss. AUGUST 7, 1979.

Personally appeared the above-named HELEN HUGHET and acknowledged the foregoing instrument to be her voluntary act. Before me:

Donald B. Hamilton  
Notary Public for Oregon

My Commission expires: 3/30/81

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

Transamerica Title Co.

on this 8th day of August A.D. 19 79

at 10:36 o'clock A M, and duly

recorded in Vol. 779 of Deeds

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Wm D. MILNE, County Clerk

By Donald B. Hamilton Deputy

Fee \$3.50

AFTER RECORDING RETURN TO:  
KLAMATH FIRST FEDERAL - Main

**WILLIAM P. BRANDSNESS**  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601