

85304

DONALD M. CASE and KATHLEEN A. CASE, husband and wife

DENNIS R. FADLING and BEVERLY J. FADLING, husband and wife, hereinafter called grantor, convey(s) to  
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 24, Block 3, Tract No. 1087, FIRST ADDITION TO BANYON PARK, in the County of Klamath, State of Oregon.  
Subject to: 1. Regulations of the City of Klamath Falls, 2. Regulations as set forth in document recorded October 28, 1948 in Book 226 at Page 191, 3. Regulations of the South Suburban Sanitary District, 4. Covenants, easements and restrictions recorded on December 23, 1974 in Book M-74 Page 16182, 5. Restrictions as shown on the recorded plat of the First Addition to Banyon Park, 6. Trust Deed to secure payment of \$44,000.00 dated January 10, 1979 and recorded January 10, 1979 in Book M-79 Page 749 with Trustor being Donald M. Case and Kathleen A. Case, Trustee being Transamerica Title Insurance Co. and Beneficiary being First National Bank of Oregon, WHICH GRANTEEES AGREE AND ASSUME TO PAY IN FULL.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 48,500.00.\*

Dated this 5th day of June, 19 80.

Donald M. Case  
Donald M. Case

Kathleen A. Case  
Kathleen A. Case

STATE OF OREGON, County of Klamath ) ss.

June 5, 19 80 personally appeared the above named Donald M. Case and Kathleen A. Case, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]  
Notary Public for Oregon

My commission expires: 2/4/81

- \* 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)

TO

After Recording Return to:  
Mr. and Mrs. Dennis R. Fadling  
4609 Alpine Drive  
Klamath Falls, OR 97601  
SEND TAX STATEMENTS TO:  
Same as now listed  
First National

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 9th day of June, 19 80 at 11:17 o'clock A.M. and recorded in book M80 on page 10478 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha Helich Title

Deputy