

KNOW ALL MEN BY THESE PRESENTS, That LYLE G. HOWELL and JOLENE HOWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARIO A. C. DELLA CASA and CHERYLE L. DELLA CASA, 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:

Lot 6, Block 6, TRACT NO. 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$75,000.00. 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 18th day of April, 1983; 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)

Lyle G. Howell  
Jolene Howell  
LYLE G. HOWELL  
JOLENE HOWELL

STATE OF OREGON,

County of Klamath

April 18, 1983

STATE OF OREGON, County of

, 19

Personally appeared

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

and that the seal allixed 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. &amp; Mrs. Lyle G. Howell

Rt. 1 Box 25A

Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Mario A. C. Della Casa

5531 Mason Lane

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

SUBJECT TO:

1. Easements and restrictions as contained in plat dedication, to wit:  
"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of a drainage ditch; 16 foot utility easement as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities." (Utility and drainage easements affect rear 8 feet).
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 24, 1970, in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: November 8, 1978  
Recorded: November 8, 1978  
Volume: M78, page 25219, Microfilm Records of Klamath County, Oregon  
Amount: \$42,500.00  
Mortgagor: Lyle G. Howell and Jolene Howell, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P01513)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 20 day of April A. D. 19 83 at 8:37 o'clock A. M., and  
duly recorded in Vol. M83, of Deeds on Page 6063

fee 8.00

By Evelyn Biehn EVELYN BIEHN, County Clerk