

52680

Vol. M85 Page 13858

M-29143

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

STEVEN R. CASAD and JANET L. CASAD, husband and wife, hereinafter called grantor,
convey(s) to COLUMBUS W. ROPER and SIGRID M. ROPER, husband and wife
County of Klamath, State of Oregon, described as:

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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A" attached hereto

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 \$ 40,500.00. ~~However, this instrument~~
~~consideration consists of other property or value given or promised which is the whole or part of the~~
~~indicates when it is made between spouses, it not applicable. See ORS 23.030~~

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 28 day of August,
19 85.

Steven R. Casad
Steven R. Casad

Janet L. Casad
Janet L. Casad

STATE OF OREGON, County of Klamath)ss.

On this 29th day of August, 19 85.

Personally appeared the above named Steven R. Casad and Janet L. Casad
husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darlene L. Appleton
Notary Public for Oregon
My Commission Expires: 3-22-89

Steven R. Casad
Janet L. Casad

GRANTOR'S NAME AND ADDRESS

Columbus W. Roper
Sigrid M. Roper

GRANTEE'S NAME AND ADDRESS

After recording return to:

Columbus W. and Sigrid M. Roper

5315 Alvar Ave
City, 97603

NAME, ADDRESS, ZIP

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

As Above
5315 Alvar Ave
City, 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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/reel/volume No. _____ on
page _____ or as document/film/file/
Instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____

Deputy

FORM 685-2.5M

85 AUG 30 AM 10 45

EXHIBIT "A"

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 the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062.
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor	: Steven R. Casad and Janet L. Casad, husband and wife
Trustee	: William Sisemore
Beneficiary	: Klamath First Federal Savings and Loan Association, a corporation
Dated	: August 7, 1979
Recorded	: August 8, 1979
Book	: M-79
Page	: 18877
Amount	: \$35,500.00

WHICH, said Trust Deed, the Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 85 at 10:45 o'clock A M., and duly recorded in Vol. M85 day
 of Deeds on Page 13858

FEE

\$9.00

By Evelyn Biehn, County Clerk
Evelyn Biehn