

52681

M-29143

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Aspen

TITLE & ESCROW, INC.

WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 13860

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

all that real property situated in the
Lot 25, Block 3, GATEWOOD, Tract No. 1035, in the County of
Klamath, State of Oregon.

SUBJECT TO:

1. Taxes for the year 1985-1986 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Set back provisions as delineated on the recorded plat, 25 feet from front loan line on all lots and 20 feet along side street lines.
4. Utility easements as delineated on the recorded plat.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.

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 those set out 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 \$ 59,900.00.
The true and actual consideration for this transfer is the whole consideration (indicate which) (date between symbols if not appropriate See ORS 83.000)
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.

Columbus W. Roper
Columbus W. Roper
Sigrid M. Roper
Sigrid M. Roper

STATE OF OREGON, County of Klamath ss.

On this 29th day of August, 19 85.

Personally appeared the above named Columbus W. Roper and Sigrid M. Roper
husband and wife

Instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: Charles J. Aldington
Notary Public for Oregon
My Commission Expires: 3-22-89

Columbus W. Roper
Sigrid M. Roper

GRANTOR'S NAME AND ADDRESS

Steven R. Casad
Janet L. Casad

GRANTEE'S NAME AND ADDRESS

After recording return to:
Steven R. and Janet L. Casad

5264 Wicket Court
City, 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of August, 19 85, at 10:45 o'clock A M., and recorded in book/reel/volume No. M85 on page 13860 or as document/fee/file/instrument/microfilm No. 52681.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00