

KNOW ALL MEN BY THESE PRESENTS, That STAN SEVRUK and MARIAN SEVRUK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILLIP O. DePRATO, SR. and MAE L. DePRATO, 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:

Lots 43 and 44, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CONTINUED ON REVERSE

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed, and that 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 \$ 26,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 August, 1986; 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.

Stan Sevruk

Marian Sevruk

STATE OF OREGON, County of _____ ss.

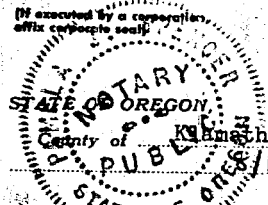
Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed 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:



Stan Sevruk & Marian Sevruk

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

Stan & Marian Sevruk

GRANTOR'S NAME AND ADDRESS

Phillip O. DePrato Sr. & Mae L. DePrato
2418 Nelson Ave.
Redondo Beach, CA 90278

GRANTEE'S NAME AND ADDRESS

After recording, return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By _____

14669

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Covenants, conditions and restrictions as shown on the recorded plat, as follows:
 "and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public for public use forever, the roads and irrigation laterals shown and drains showing on CASITAS as platted."
3. Reservations contained in Deed from R. E. Wright, et al, dated November 5, 1945 and recorded October 20, 1952 in Book 257, page 279, as follows:
 "But reserving unto the grantors, their heirs and assigns, as owners of the other lots in said Casitas, the perpetual right and easement to construct operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

on this 18th day of August A.D., 19 86
 at 11:42 o'clock A M. and duly recorded
 in Vol. M86 of Deeds Page 14668
 Evelyn Biehn, County Clerk
 By [Signature] Deputy.
 Fee, \$14.00