

081287628

KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. SUMNER &amp; MARCIA SUMNER as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS H. GASTALDI and KATHLEEN A. GASTALDI, 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:

SEE REVERSE FOR DESCRIPTION

in favor of State of Oregon, acting by and through the Director of Veterans Affairs recorded as M77, Page 1645 which the grantees assumes and agrees to pay.

## 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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with Mortgage\*\* 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 \$100,000.00

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 25 day of May, 1988; 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)

Richard P. Sumner

Marcia Sumner

STATE OF OREGON,

County of Klamath

May 25, 1988

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named

Richard P. Sumner and Marcia Sumner

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

Before me, *Walter J. Drake*

Notary Public for Oregon

My commission expires: 6-16-88

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

Before me: *Walter J. Drake*

Notary Public for Oregon

My commission expires:

Sumner  
139 Fescue  
Roseburg, OR 97470

GRANTOR'S NAME AND ADDRESS

Gastaldi  
7829 Henley Road  
Roseburg, OR 97470

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gastaldi

NAME, ADDRESS, ZIP

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

DVA  
Same as before

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.

Recording Officer

By Deputy

## LEGAL DESCRIPTION

## PARCEL 1:

A piece of parcel of land situate in the Southeast quarter of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the U.S.B.R. #A-7(K) Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, from which the iron monument marking the Southeast corner of said Section 24 bears North 89 degrees 16' 50" East 890.1 feet distant; thence South 89 degrees 16' 50" West along said fence line 20.0 feet to an iron pin reference monument; thence continuing South 89 degrees 16' 50" West along said fence line 989.50 feet to an iron pin, thence North 00 degrees 12' 50" West 300 feet; thence South 89 degrees 16' 50" West 674.90 feet to an iron pin; thence South 00 degrees 12' 50" East 300 feet; thence South 89 degrees 16' 50" West 100.10 feet to an iron pin; thence North 0 degrees 12' 50" West along an old existing fence 1361.6 feet to an iron pipe, thence North 1 degree 27' 50" East along said U.S.B.R. #1-C-1-C Lateral as the same is presently located and constructed thence along the centerline of the 1-C-1-C Lateral the following courses and distances: South 87 degrees 27' East 266.6 feet and South 48 degrees 34' 20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7 (K) Lateral as the same is presently located and constructed; thence along the centerline of the A-7 (K) Lateral the following courses and distances: South 31 degrees 32' 10" West 116.6 feet, South 11 degrees 31' West 205.3 feet, South 2 degrees 18' East 454.5 feet, and South 49 degrees 18' East 299.1 feet, more or less, to the point of beginning, with bearings based on Survey No. 1411 and Major Partition 80-37 as filed in the Klamath County Engineers Office.

Excepting therefrom that portion thereof conveyed to the United States of America for laterals by deed recorded April 28, 1908 in Book 24, page 131, Klamath County Deed Records.

Tax Account No.: 3909 02400 00400

## PARCEL 2:

A parcel of land situate in the N1/2 NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North Quarter corner thereof; thence South 0 degrees 27' East to a point on the North line of the County Road; thence North 89 degrees 33' East along the North line of the County Road 60 feet to a point; thence North 0 degrees 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25 a distance of 60 feet, more or less, to the point of beginning.

Tax Account No.: 3909 025A0 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day  
of May A.D. 19 88 at 1:01 o'clock P M., and duly recorded in Vol. M88  
on Page 8129

By Evelyn Biehn County Clerk  
Bernetha A. Fletcher

FEE \$15.00