

1967/50

KNOW ALL MEN BY THESE PRESENTS, That CLEO L. CASTEEL and BETTY D. CASTEEL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. RICHARDSON and RICHARD R. LONG,

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:

As tenants in common in and to, the following described real property in Klamath County, Oregon:

A parcel of land situate in Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Lot 28; thence along the North line of Lot 28, South 89°53-3/4' East 666.88 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along the North line of Lot 28, 333.44 feet to a point; thence South to a point on the South line of Lot 28, that bears South 89°49-3/4' East 1001.25 feet from the Southwest corner of said Lot 28; thence along the South line of Lot 28 North 89°49-3/4' West 333.75 feet to a point; thence North to the true point of beginning.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land;

SUBJECT To reservation of subsurface rights excepting water.

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 hereinabove set forth;

and that grantor will warrant and forever defend the above granted 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 \$1,200.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 26 day of February, 1970.

Cleo L. Casteel
Betty D. Casteel

STATE OF OREGON, County of Marion, ss. February 26, 1970.

Personally appeared the above named CLEO L. CASTEEL and BETTY D. CASTEEL, husband and wife,

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

Before me: Grace K. Anderson

Notary Public for Oregon

My commission expires 5-25-71

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
James A. Richardson
559 North Hart St.
Orange, California

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$1.50

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of April, 1970, at 11:22 o'clock A.M., and recorded in book M-70 on page 2663. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

By Charles K. Donovan Deputy

APR 6 11 22 AM 1970

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The that duplicate and verified pur have been received ACCORDING the authority vested in Incorporation and attas

In Test