

39939

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Paul Eugene Sticklen and Mary Lue Sticklen, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jimmie D. Casteel and Berna D. Casteel, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:  
Lot 19, Block 65, Klamath Falls Forest Estates Highway 66 unit, Plat No. 3 as recorded in the office of the county Recorder of Klamath County, Oregon consisting of 2.36 net acres.  
and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 24th day of June, 1965, as Document No. 98476, Vol. 362, Pages 400, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)  
The foregoing recitation of consideration is true as I verily believe.

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,100.00

~~However, the actual consideration consists of or includes other property or value given or promised, which is the part of the consideration, indicate which.~~ (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 9.1030.)

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 29th day of November, 1977; 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)

Paul Eugene Sticklen  
Mary Lue Sticklen

STATE OF OREGON, } ss.  
County of Klamath  
November 29, 1977

Personally appeared the above named Paul Eugene Sticklen and Mary Lue Sticklen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 7/19/78

STATE OF OREGON, County of Klamath } ss.  
November 29, 1977  
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 \_\_\_\_\_, a corporation, 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Sticklen, PAUL & MARY  
RT. #1, BOX 289  
BONANZA, OREGON  
GRANTOR'S NAME AND ADDRESS  
Casteel, JIMMIE & BERNA  
2747 WIARD STREET  
KLAMATH FALLS, OREGON 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS ABOVE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 5th day of December, 1977, at 12:38 o'clock P.M., and recorded in book M77 on page 23515 or as file/reel number 39939, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDING USE

Wm. D. Milne  
By Hazel D. Milne Recording Officer  
Deputy  
Fee \$3.00