

60092

KNOW ALL MEN BY THESE PRESENTS, That ESTER BOWLSBY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. CASTLE and SUSAN K. CASTLE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors or 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:

Lot 24 in Block 3 of TRACT 1035-GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 55,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @ is not applicable, should be deleted. See ORS 92.030.)~~

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 9th day of April, 19 86; 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.

*Esther Bowlsby*  
ESTER BOWLSBY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath, 19 86  
April

Personally appeared the above named ESTER BOWLSBY

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/89

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ 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: \_\_\_\_\_

(OFFICIAL SEAL)

Ester Bowlsby

GRANTOR'S NAME AND ADDRESS  
William E. Castle & Susan K. Castle  
5280 Wickett Ct.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_, 19 \_\_\_\_\_, day of \_\_\_\_\_, \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded \_\_\_\_\_ at \_\_\_\_\_ in book \_\_\_\_\_ on page \_\_\_\_\_ or as \_\_\_\_\_ file/reel number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of \_\_\_\_\_ County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Subject to a 25 foot building setback from Wicket Court as shown on the dedicated plat.
2. Subject to a 16 foot utility easement over East lot line as shown on dedicated plat.
3. Restrictions and easements as contained in plat dedication, to wit:  
"said plat being subject to a 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines. Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any plantings or structures placed thereon by the lot owner to be at his own risk. No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District its successors or assigns. Additional restrictions as provided in any recorded protective covenants."
4. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 17, 1973, in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.
5. Reservations or exceptions in patents or in acts authorizing issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 10th day  
of April A.D., 19 86 at 1:55 o'clock P M., and duly recorded in Vol. M86,  
of Deeds on Page 5989.

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

*Pam Smith*