

67475

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

STEVEN J. TYRHOLM and SUSAN TYRHOLM, Page 19392

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RANDOL R. CASTLEBERRY and JIL T. CASTLEBERRY, husband and wife 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

the Northerly portion of Lot 19 and the Northerly portion of the Westerly 10 feet of Lot 18 in Block 5 of TRACT NO. 1003, THIRD ADDITION TO MOYINA, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northwest corner of said Lot 19; thence East 161.20 feet; thence South 36.97 feet; thence South 70° 16' 30" West 114.82 feet; thence North 35° 03' 10" West 92.49 feet to the point of beginning.

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 all those of record and those 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 \$ 45,000.00

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 10th day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

October 10, 1986

Personally appeared the above named

STEVEN J. TYRHOLM and SUSAN TYRHOLM

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Steven J. Tyrholm & Susan Tyrholm

GRANTOR'S NAME AND ADDRESS

Randel R. Castleberry & Jil T. Castleberry
1335 Tamara
Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

Personally appeared

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of N October, 1986, at 8:44 o'clock A.M., and recorded in book M86 on page 19392 or as file/reel number 67475.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
By [Signature] Recording Officer
Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY