

MOUNTAIN TITLE COMPANY

88694

WARRANTY DEED
MTC-19973

Vol. 288 Page 10119

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. CASTLE & SUSAN K. CASTLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID ALAN, 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:

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.
Tax Account No. 3909-14AC-1600

Subject to: Liens and encumbrances of record including Trust Deed recorded in Volume M86 at page 5991, Microfilm Records of Klamath County, Oregon, in favor of First Interstate Bank of Oregon, N. A. which buyers herein agree to assume and 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 those of record and 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 \$60,000.00.
However, the actual consideration paid for this transfer, stated in terms of dollars, is \$60,000.00.

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 28th day of June, 1988;

(If executed by a corporation, affix corporate seal)

William E. Castle by Susan K. Castle
William E. Castle by Susan K. Castle
as Attorney in fact
Susan K. Castle
Susan K. Castle

STATE OF OREGON, County of Klamath, 19 28 ss.

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 } ss.
6/28, 19 88

Personally appeared the above named Susan K. Castle, individually and as Attorney in fact for William E. Castle and acknowledged the foregoing instrument to be his or her voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon
My commission expires: 8-16-88

William E. & Susan K. Castle
2591 Cedar Links
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

David Alan Hamel & Cynthia Lou Hamel
5280 Wicket Ct.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28 day of June, 1988, at 4:20 o'clock P.M., and recorded in book M88 on page 10119 or as file/reel number 88694, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By [Signature] Recording Officer
Debbie Mullendore Deputy

Fee \$8.00