

KNOW ALL MEN BY THESE PRESENTS, That

JOHN R. COGAR and CATHY S. COGAR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KEITH A. CASTEL and SONDR A. CASTEL, husband and wife

, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.



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 \$ 225,000.00

~~However, the consideration stated herein shall not be deemed to constitute the full and true consideration for the property described herein, and the consideration between the parties, if not otherwise stated, shall be deemed to be the full and true consideration for the property described herein.~~

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 27th day of January, 1989; 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)

JOHN R. COGAR

CATHY S. COGAR

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

County of Klamath

January 27, 1989

Personally appeared the above named
JOHN R. COGAR and CATHY S. COGAR

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

JOHN R. COGAR and CATHY S. COGAR
5729 Altamont

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

KEITH A. CASTEL and SONDR A. CASTEL

5734 Altamont

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,

County of Klamath

I certify that the within instru-
ment was received for record on the
27th day of Jan., 1989, at 2:40 o'clock P.M., and recorded
in book M59 on page 1772 or as
file/reel number 96503.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Order No: 20835

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tract 45 of Altamont Small Farms in the NW1/4 SE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Easterly right-of-way line of Altamont Drive from which the platted Northwest corner of said Lot 45 bears North 00 degrees 11' 00" East 96.34 feet and North 88 degrees 46' 00" West 10.00 feet; thence South 00 degrees 11' 00" West, along said right-of-way line, 134.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the most Northerly corner of that tract of land for additional right-of-way as described in Deed Volume M79, page 8412; thence South 44 degrees 33' 38" East 28.41 feet to the Southeast corner of said tract and being on the South line of said Tract 45 and marked by a 5/8" iron pin with Tru-Line Surveying plastic cap; thence along said South line South 89 degrees 18' 20" East 135.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 00 degrees 11' 00" East 154.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 89 degrees 18' 20" West 155.00 feet to the point of beginning, with bearings based on Altamont Drive as being North 00 degrees 11' 00" East.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of Jan. A.D., 19 89 at 2:40 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 1772.

Evelyn Biehn County Clerk
By Carline Mulendare

FEE \$13.00