

OK **31116** WARRANTY DEED Vol. m91 Page **12160**

KNOW ALL MEN BY THESE PRESENTS, That
WILLIAM G. HORN, JR. AND ROWENA W. HORN, HUSBAND AND WIFE
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
J. DOUGLAS CASTLE AND CAROL A. CASTLE, 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 ap-
 pertaining, situated in the County of **KLAMATH** and State of Oregon, described as follows, to-wit:

LOT 11 AND THE NORTHWESTERLY 2 FEET OF LOT 12, BLOCK 2, TRACT 1145, NOB HILL, A
 RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND
 ELDORADO HIEGHTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

(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 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

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 \$ 141,000.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 _____ day of _____, 19____;
 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

William G. Horn, Jr.
 WILLIAM G. HORN, JR.

Rowena W. Horn
 ROWENA W. HORN

STATE OF OREGON, }
 County of Klamath } ss.
May 13, 1991

STATE OF OREGON, County of _____) ss.
 _____, 19____

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 be-
 half 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:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
 affix corporate seal)

Personally appeared the above named
WILLIAM G. HORN, JR. AND ROWENA W.
HORN, HUSBAND AND WIFE

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

Marjorie L. Elsemore
 Marjorie L. Elsemore
 Notary Public for Oregon
 My commission expires: 2/28/92

WILLIAM G. HORN JR. AND
ROWENA W. HORN

GRANTOR'S NAME AND ADDRESS

J. DOUGLAS CASTLE AND
CAROL A. CASTLE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. J. Douglas Castle
1660 Ridgcrest Drive
Klamath Falls, OR 97601
 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, }
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
25th day of June, 1991,
 at 3:44 o'clock P.M., and recorded
 in book/reel/volume No. M91 on
 page 12160 or as fee/file/instru-
 ment/microfilm/reception No. 31116.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Darlene Mulhader Deputy

Fee \$28.00

91 JUN 25 1991