

37422

Vol. 191 Page 23922WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

ANNETTE CASTLE, Grantor, conveys and warrants to ANNETTE A. CASTLE, Trustee, or her successor(s) in Trust under the ANNETTE A CASTLE TRUST, and any amendments thereto, dated July 15, 1989 Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to wit:

ATTACHMENT "A"

The said property is free from encumbrances except
those of record

The true consideration for this conveyance is \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

Dated this 26 day of July, 1989.

Annette Castle
ANNETTE CASTLE

STATE OF OREGON, County of Jackson) ss.

July 26, 1989. Personally appeared the above named Annette Castle and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: James J. Liddell

Notary Public for Oregon

My commission expires: 6-15-93

ANNETTE CASTLE, GRANTOR

ANNETTE A CASTLE TRUST, GRANTEE
Rt 5, Box 1030A
Klamath Falls, OR 97601

After Recording Return to:
Annette A. Castle Trust
Rt 5, Box 1030A
Klamath Falls, OR 97601

JAMES J. LIDDELL
NOTARY PUBLIC - OREGON
My Commission Expires 6-15-93

All tax statements shall be sent to:
No Change

EXHIBIT "A"

The North one-half of Lot 14 in Block 7 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for the widening of Bisbee Street by instrument recorded in Volume M66, page 6206, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 15th day
of Nov. A.D., 19 91 at 10:03 o'clock A.M., and duly recorded in Vol. M91,
of Mortgages on Page 23919.
Evelyn Biehn, County Clerk
By [Signature]

FEE \$18.00

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto except Trust Deed recorded May 18, 1990 in Volume M90, apge 9525, Microfilm Records of Klamath County, Oregon in favor of Mildred B. Sweeney and Bonita L. McCullough, not as tenants in common, but with the right of survivorship and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:
(a)* primarily for grantor's personal, family or household purposes (see Important Notice below),
(b) for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* IMPORTANT NOTICE: Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary MUST comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

Steven M. Nelson
STEVEN M. NELSON
Sheri L. Nelson
SHERI L. NELSON

INDIVIDUAL ACKNOWLEDGMENT

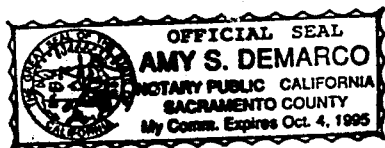
State of California }
County of Sacramento } SS.

On this the 4th day of November, 1991, before me,

Amy S. DeMarco

the undersigned Notary Public, personally appeared

Steven M. Nelson and Sheri L. Nelson



☐ personally known to me
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Amy S. DeMarco
Notary's Signature

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Trust Deed

Number of Pages 1

Date of Document Nov 1, 1991

Signer(s) Other Than Named Above _____

© NATIONAL NOTARY ASSOCIATION • 8236 Fremont Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

7100-010

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

TRUST DEED

(FORM No. 681)

STEVENS-NESS LAW; PUB. CO., PORTLAND, ORE.

STEVEN M. NELSON and SHERI L. NELSON
4522 WHIMBRELL COURT
SACRAMENTO, CA 95842

Grantor

G. CHRISTOPHER HAMILTON and DEANNA J. HAMILTON

SPACE RESERVED

RECORDER'S USE

G. CHRISTOPHER HAMILTON & DEANNA J. HAMILTON
Beneficiary

AFTER RECORDING RETURN TO
MOUNTAIN TITLE COMPANY
OF KLAMATH COUNTY

STATE OF OREGON,

County of _____ } SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of as fee/file/instrument/microfilm/reception No. _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.

By _____ TITLE Deputy