

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS, That** William H. Oster and Cynthia A. Oster

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William E. Castle and Susan K. 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, the 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:

~~PLEASE SEE REVERSE SIDE OF THIS DOCUMENT~~

# 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 and the above granted premises, free from all encumbrances except 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 \$ 140,000.00

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 26th day of August, 19 93; 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.

STATE OF OREGON, )  
County of Oregon ) ss.  
August 26th, 19 93

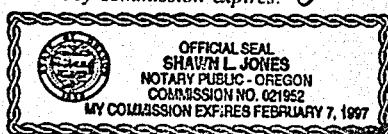
X William H. Oster  
X Cynthia A. Oster

Personally appeared the above named \_\_\_\_\_  
William H. Oster and Cynthia A. Oster

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

*Before me:*

Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_ president, and by \_\_\_\_\_,  
secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

William H. Oster  
Cynthia A. Oster

2051 Eikhorn Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

William E. Castle & Susan K. Castle  
6402 Palomino Ct.  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

**ALICE JOHNSON, BEVERLY HAY**

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

SAME ADDRESS 210

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

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON.

55

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

PARCEL 1

21684

Lot 30, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of said Lot 30, Block 2; thence North 00 degrees 23' 04" East along the West line of said Lot 30 a distance of 8.00 feet; thence South 84 degrees 07' 34" East a distance of 84.01 feet to a point on the South line of said Lot 30; thence North 89 degrees 36' 56" West, along the South line of said Lot 30 a distance of 83.63 feet to the point of beginning.

PARCEL 2

A portion of Lot 29, Block 2, Tract No. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 29, Block 2; thence Southwesterly along the Easterly line of said Lot 29, along the Arc of a 54.81 degree curve to the right a distance of 8.00 feet; thence North 84 degrees 07' 34" West a distance of 81.52 feet to a point on the North line of said Lot 29; thence South 89 degrees 36' 56" East along the North line of said Lot 29 a distance of 82.76 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day  
of August A.D., 19 93 at 3:01 o'clock P M., and duly recorded in Vol. M93  
of Deeds on Page 21683

FEE \$35.00

Evelyn Biehn County Clerk

By Daniel Mullins