

## WARRANTY DEED

MTC 31372-KR

KNOW ALL MEN BY THESE PRESENTS, That MANDEL R. CASTLEBERRY and JIL THERESE CASTLEBERRY, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. MARQUIT and TRACEY A. MARQUIT, 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:

Lot 4 in Block 1 of CHIA PARK, TRACT NO. 1151, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY

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 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 \$ 70,000.00

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 15th day of November, 19 93, if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized and in order of its board of directors.

STATE OF OREGON.

County of Klamath ss.  
November 15, 19 93.

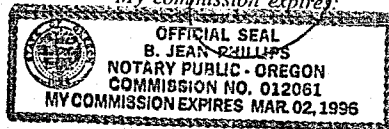
Personally appeared the above named

LARRY B. CASTLEBERRY as Attorney in fact for  
JIL THERESE CASTLEBERRY AND MANDEL R. CASTLEBERRY

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

B. Jean Phillips  
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)

MANDEL R. CASTLEBERRY and JIL THERESE CASTLEBERRY

762 WYCLIFFE DR.  
COLORADO SPRINGS, CO 80906

GRANTOR'S NAME AND ADDRESS

DAVID J. MARQUIT and TRACEY A. MARQUIT  
2601 BERKELEY STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
DAVID J. MARQUIT and TRACEY A. MARQUIT  
2601 BERKELEY STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

DAVID J. MARQUIT and TRACEY A. MARQUIT  
2601 BERKELEY STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Fee \$30.00

STATE OF OREGON.

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of Nov, 19 93 at 9:16 o'clock A. M. and recorded in book M93 on page 30330, or its file/roll number 71386.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Cassie M. Mendenhall Deputy