

NL

78907

WARRANTY DEED

Vol. m94 Page 10659

KNOW ALL MEN BY THESE PRESENTS, That

KLAMATH RIVER ACRES OF OREGON LTD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eugene P Casteig and Jackie A Casteig

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3, Block 21, Fourth Addition to Klamath River acres of Oregon, Ltd.
according to the official plat thereof on file in the records of
Klamath County, Oregon.

Also Subject to well agreement as disclosed in Quitclaim Deed recorded in
Volume M 83 Page 14875

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 easements and restrictions of record or apparent on the face of the land.

and that grantor will warrant and forever defend the 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 \$ 16,900.00

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of April, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Benjamin Harris (General Partner to
Klamath River Acres of Oregon LTD

STATE OF OREGON, County of Klamath ss.

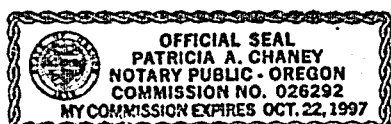
This instrument was acknowledged before me on April 5, 1999, by Benjamin Harris

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____



Patricia A. Chaney
Notary Public for Oregon
My commission expires 10-22-97

Klamath River Acres of Oregon LTD

P.O. Box 52

Keno, Oregon 97627

Grantor's Name and Address

Eugene P & Jackie A. Casteig

7815B Canyon Meadows Circle

Piesanton, Calif. 94588

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jackie A. Casteig

7815B Canyon Meadows Circle

Piesanton, California 94588

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of April, 1999, at 11:15 o'clock A.M., and recorded in book/reel/volume No. M94 on page 10659 and/or as fee/file/instrument/microfilm/reception No. 78907, Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Paul W. Mulender Deputy.

Fee \$30.00