

S7401

MT 33549

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-WARRANTY DEED-

William E. Oster and Cynthia A. Oster, Grantor, conveys and warrants to William E. Castle and Susan K. Castle, husband and wife, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

A portion of 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, being more particularly described as follows:

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.

Lot 29, Block 2, Tract 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPT A portion of Lot 29, Block 2, Tract No. 1099 ROLLING HILLS, 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.

SUBJECT TO AND EXCEPTING:

1. Restrictions and easements as contained in plat dedication, to wit:

(1) Building setback line of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back Lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality. (5) Access to Reeder Road, a county road, is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2. (6) Access to the proposed road adjacent to the North boundary of said "ROLLING HILLS" is hereby vacated for Lots 1, 9, 10, 11, 13, 14 and 15, Block 1 and all of Block 3. (7) Drainage easements as shown on the annexed plat.

2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded October 16, 1974 in volume M75, page 13496, Microfilm Records of Klamath County, Oregon and amended by instrument recorded October 1, 1975 in Volume M75, page 11919, Microfilm Records of Klamath County, Oregon.

3. Articles of Association, imposed by instrument, subject to the terms and provisions thereof, recorded October 15, 1974 in Volume M75, page 13469, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$20,000.00.

This instrument will not allow use of the property described in this instrument in violation of applicable land use UPON RECORDING, RETURN TO:

WILLIAM E. Castle and Susan K. Castle, 6402 Palomino Court Klamath Falls, OR 97603
ALL TAX RETURNS SHALL BE FORWARDED TO:
WILLIAM E. CASTLE AND SUSAN K. CASTLE, 6402 PALOMINO COURT KLAMATH FALLS, OR 97603

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 use.

Until a change is requested, all tax statements shall be mailed to Grantee at: 6402 Palomino Court, Klamath Falls, OR 97603.

Dated this 10 day of ^{August} ~~July~~, 1994.

William H. Oster
William H. Oster

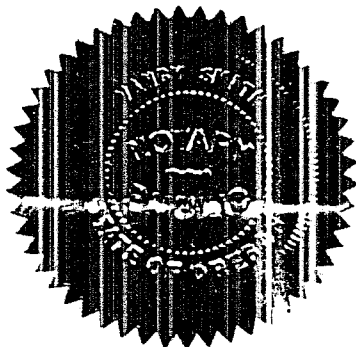
Cynthia A. Oster
Cynthia A. Oster

STATE OF OREGON)

County of Lane)

ss. August 10, 1994

Personally appeared the above-named William H. Oster and Cynthia A. Oster, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Vangy Smith
Notary Public for Oregon 12/4/97
My Commission expires: 12/4/97



GRANTORS:

WILLIAM H. OSTER
CYNTHIA A. OSTER
2051 ELKHORN
EUGENE, OR 97401

GRANTEES:

WILLIAM E. CASTLE
SUSAN K. CASTLE
6402 Palomino Court
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of Sept. A.D., 19 94 at 11:32 o'clock A M., and duly recorded in Vol. M94
of Mortgages on Page 27757

FEE \$35.00

Evelyn Biehn - County Clerk

By Evelyn Biehn