

92824 2-23-94A09:49 RCD SPECIAL WARRANTY DEED Vol. m94 Page 38695  
KNOW ALL MEN BY THESE PRESENTS That JAMES HIRAM PARKHURST

for the consideration hereinafter stated, I do hereby grant, bargain, sell and convey unto JIM D. CASTOR & BETTY R. CASTOR, H & W, as tenants with right of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot #6 - E½ N½ S½ NE¼ NE¼ Section 8 T25S R8E W.M.  
Five (5) Acres M or L. Subject to ten foot (10 ft.)  
wide easement parallel and along entire South boundary  
for joint user roadway, and all other roadway purposes.  
Klamath County tax account #80487 R159223

(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 the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00.  
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 8 day of December, 1994, 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 thereto 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 LOTS AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James Hiram Parkhurst

North Carolina  
STATE OF OREGON, County of Guilford ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, 19\_\_\_\_,

as Grantor

of said property as described above

My commission expires 12/17/96 Notary Public for Oregon

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Jim D. & Betty R. Castor  
1695 River Loop #1  
Eugene, Or. 97404

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

SPACE RESERVED  
FOR  
RECORDING USE

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/real/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy

38696

Heirs to property as requested by Jim D. Castor & Betty R. Castor:

- Jimmy D. Castor Jr.
- Denny C. Castor
- Terry A. Castor
- Jerry L. Castor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jim Castor the 23rd day  
of Dec A.D. 19 94 at 9:49 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 38695.

FEE \$35.00

Dwelyn Biehn County Clerk  
By Dwylene Mullendore