

MTC 34511-KR
WARRANTY DEEDKNOW ALL MEN BY THESE PRESENTS, That
LARRY B. CASTLEBERRY and NAOMA CASTLEBERRY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARC J. BASS and KRISTINE H. BASS, 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 34, SKYLINE VIEW, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 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 \$ 175,000.00

~~However, the actual consideration consists of a transfer of a portion of the grantor's interest in the property described in the deed to the grantee, and the balance of the consideration is to be paid by the grantee to the grantor in installments over a period of five years.~~

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 20th day of January, 19 95; 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 Colorado
County of El Paso ss.
January 20, 19 95.

Personally appeared the above named
LARRY B. CASTLEBERRY
NAOMA CASTLEBERRY

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

Before me:

William Loran
Notary Public for Oregon
My commission expires:

11/29/96

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)

LARRY B. CASTLEBERRY and NAOMA CASTLEBERRY
762 WYCLIFFE DRIVE 3630 Sinton Rd, 9300 XL
COLORADO SPRINGS, CO 80906-6901 80907

GRANTOR'S NAME AND ADDRESS

MARC J. BASS and KRISTINE H. BASS
7630 Cannon St
K. Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARC J. BASS and KRISTINE H. BASS
7630 Cannon St
K. Falls OR 97603

NAME, ADDRESS, ZIP

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

MARC J. BASS and KRISTINE H. BASS
7630 Cannon St
K. Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath

I certify that the within instrument was received for record on the 24th day of Jan, 19 95, at 3:45 o'clock P. M., and recorded in book M95 on page 1690 of its file/record number 92959.

Record of Deeds of said county.
Witness my hand and seal of County official.

Bernetha G. Letach, County Clerk
Recording Officer
By Quilene Mullendore Deputy

fee \$30.00