

94426

Vol. 195 Page 2531

KNOW ALL MEN BY THESE PRESENTS, That DAVID LaROCHELLE and JEAN LISA LaROCHELLE, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM C. CASTLE and JUANITA J. CASTLE, 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, that 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:

A tract of land located in the NE 1/4 NW 1/4 of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the easterly right of way line of the Old Dalles California Highway which bears N. 89°42' W 710.5 feet and S 6°02' W 855.0 feet from the north quarter corner of said Section 18; thence S 89°09' E 328.04 feet; thence S 6°02' W 448.10 feet, more or less, to a point on the north line of Terminal City; thence S 89°41' W along the north line of Terminal City 229.11 feet; thence N 0°23' E 38.60 feet; thence N 71°25' W 257.05 feet, more or less, to the westerly right of way line of the said Old Dalles California Highway; thence along the said westerly right of way line on the arc of a curve to the left (central angle 32°50', centerline radius 716.5 feet) to a point on the easterly right of way line of the State Road (long chord of this segment bears N 37°01' E 16.6 feet); thence along the easterly line of said State Road on the arc of a curve to the left (central angle 28°27', centerline radius 311.5 feet, long chord bears N 52°00' E 153.0 feet) to the point of intersection with the easterly right of way line of said Old Dalles California Highway; thence along easterly right of way line of said Old Dalles California Highway on the arc of a curve to the left (central angle 32°50', centerline radius 716.5 feet) long chord of this segment bears N 20°25' E 144.83 feet; thence continuing along said easterly right of way line N 6°02' E 100.0 feet, more or less, to the point of beginning.

SUBJECT TO: 1972-73 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; rights of way, including the terms and provisions thereof, from Klamath Development Company to The California Oregon Power Company, dated August 28, 1923, recorded August 29, 1923, in Book 61 at page 400, Deed Records of Klamath County, Oregon; rights of the public in and to any portion of the above described property lying within the limits of roads or highways; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

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 of the above granted premises, free from all encumbrances except as above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 24,000.00. ~~Whereby the actual consideration consists of or includes or not interest or value given or provided with or without the whole or consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 13 day of September, 1972.

DAVID LaROCHELLE and JEAN LISA LaROCHELLE

BEFORE ME, Notary Public for Oregon, on this day of September, 1972.

David and Jean LaRochele

Jean Lisa LaRochele

David and Jean LaRochele

County of Klamath

33.

BE IT REMEMBERED, That on this 13 day of September, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DAVID LaROCHELLE and JEAN LISA LaROCHELLE, husband and wife, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Order 11 Over

**Notary Public for Oregon.**

**My Commission expires** 9/23/73

22 50046 344 101.00

[illegible]

any future substance on the ground

[illegible]

**EED** DEACTIVATED; CONTINUED TO THE  
0 MAR; FURNISHED THE BOMB  
A FOR THE "THE CITY LIGHTS"  
2 ENCLOSURE: 1965-1970

CITY DIRECT  
 No. 703  
 S. CO., PORTLAND

**RRRAN** (FORM  
ING-HESS LAW PUB

WALL STREET JOURNAL

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 3rd day of Feb \_\_\_\_\_, 1995, at 10:30 o'clock A.M., and recorded in book 495 on page 2531.

Record of Deeds of said County

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch,

[illegible]

**Title.**

By Charles M. Mullen 3640 Deputy.

AFTER RECORDING RETURN TO

A.A. Cas the  
4811 Wocus Road  
Klamath Falls, OR 97601

FEF: \$35.00

# WARRANTY DEED

**FORM No. 703)**

STEVENS-BESS LAW PUB. CO., PORTLAND, ORE.

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