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98 APR 30 P3:29

Vol. 1992 Page 14511

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01047009

AFTER RECORDING RETURN TO:

David W. Castor

1776 FargoKlamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RALPH L. SPRINGER and JANICE H. DUCHARME, who acquired title as
Janice M. DeCharme, hereinafter called GRANTOR(S), convey(s)
and warrants to DAVID W. CASTOR, and unmarried man, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$52,700.00.

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

IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of April, 1998.

Ralph L. Springer Janice H. DuCharme
RALPH L. SPRINGER by Janice H. DuCharme
DuCharme, his Attorney in Fact. JANICE H. DUCHARME

STATE OF OREGON, County of Washington) ss.

On April 29, 1998, personally appeared Janice H. DuCharme
appearing both for herself individually and as Attorney in Fact
for Ralph L. Springer, and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: D. A. C.

Notary Public for Oregon

My Commission Expires: August 10, 2001

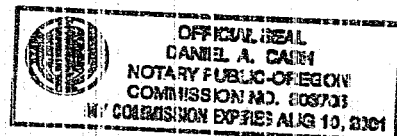


EXHIBIT "A"

PARCEL 1:

The South 55 feet of Lot 10 and that part of Lot 7, lying North and West of the line running from the Northeast corner to the Southwest corner of said Lot 7, all in Block 8, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon. EXCEPT that portion lying within the right of way of Fargo Street.

ALSO EXCEPTING that portion deeded to Donald D. Phelps and Viola Phelps in Warranty Deed recorded March 24, 1967 in Book M-67 at Page 2062.

PARCEL 2:

A portion of Lot 7, Block 8, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

The North 15 feet of Lot 7, Block 8, lying Southeasterly of a line running diagonally from the Northeast corner of Lot 7 to the Southwest corner of Lot 7.

EXCEPT that portion lying within the right of way of Fargo Street.

CODE 41 MAP 3909-2BB TL 4500

STATE OF OREGON: COUNTY OF KLAMATH: ss:

Filed for record at request of Aspen Title & Escrow the 30th day
of April A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 14511.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kastlman Rosa