



MTZ 60281-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CHARLES ROBERT STURM

1660 RIDGECREST DR.

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

CHARLES ROBERT STURM

1660 RIDGECREST DR.

KLAMATH FALLS, OR 97601

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State of Oregon, County of Klamath

Recorded 03/19/2003 10:59 A.M.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

Escrow No. MT60281-LW

WARRANTY DEED

J. DOUGLAS CASTLE and CAROL A. CASTLE, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES ROBERT STURM and VAN STURM, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 11 and the Northwesterly 2 feet of Lot 12, Block 2, TRACT 1145 NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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3809-020DD-07000-000

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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 for this conveyance is \$196,000.00.

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.

Dated this 19 day of March, 2003.

J. Douglas Castle
J. DOUGLAS CASTLE

Carol A. Castle
CAROL A. CASTLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 14, 2003 by J. DOUGLAS CASTLE and CAROL A. CASTLE.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003