



MT60485-MS

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THIS SPACE RESERVED FOR RECORDER'S USE

'03 MAY 14 PM 3:10

After recording return to:

W. SEAN CASTLE

4220 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/14/2003 3:10 p.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

W. SEAN CASTLE

4220 MYRTLEWOOD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT60485-MS

WARRANTY DEED

CLIFFORD W. BOWEN and TINA L. BOWEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
W. SEAN CASTLE and KACI CASTLE, husband and wife, 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 IN BLOCK 3 OF TRACT 1007, WINCHESTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

555090

3909-011CC-10300

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 \$92,000.00.

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 13th day of May, 2003.

Clifford W. Bowen
CLIFFORD W. BOWEN

Tina L. Bowen
TINA L. BOWEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 13 2003 by TINA BOWEN.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-06