

04 FEB 13 PM 3:35

Vol M04 Page 08836



After recording return to:
Khali Jada and Emily Jada
5734 Altamont
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Khali Jada and Emily Jada
5734 Altamont
Klamath Falls, OR 97603

File No.: 7021-313867 (SAC)
Date: January 27, 2004

Tr State of Oregon, County of Klamath
Recorded 02/13/2004 3:35 p m
Vol M04 Pg 8836-38
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Keith A. Castel and Sondra C. Castel as tenants by the entirety, Grantor, conveys and warrants to **Khali Jada and Emily Jada as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$660,000.00**. (Here comply with requirements of ORS 93.030)

31 F

08837

APN: 18750

Statutory Warranty Deed
- continued

File No.: 7021-313867 (SAC)
Date: 01/27/2004


Keith A. Castel


Sondra C. Castel

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13 day of Feb, 2004
by **Keith A. Castel and Sondra C. Castel.**


Notary Public for Oregon
My commission expires: 8-2-07



APN: 18750

Statutory Warranty Deed
- continuedFile No.: 7021-313867 (SAC)
Date: 01/27/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in Tract 45 of Altamont Small Farms in the NW 1/4 SE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin with Tru-Line Surveying plastic cap on the Easterly right of way line of Altamont Drive from which the platted Northwest corner of said Lot 45 bears North 00°11'00" East 96.34 feet and North 88°46'00" West 10.00 feet; thence South 00°11'00" West, along said right of way line, 134.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap marking the most Northerly corner of that tract of land for additional right of way as described in Deed Volume M79 page 8412; thence South 44°33'38" East 28.41 feet to the Southeast corner of said tract and being on the South line of said Tract 45 and marked by a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence along said South line South 89°18'20" East 135.00 feet to a 5/8 inch iron pin with Tru-Line surveying plastic cap; thence North 00°11'00" East 154.00 feet to a 5/8 inch iron pin with Tru-Line Surveying plastic cap; thence North 89°18'20" West 155.00 feet to the point of beginning, with bearings based on Altamont Drive as being North 00°11'00" East.