

M06-09760

Klamath County, Oregon

05/15/2006 01:36:45 PM

Pages 2 Fee: \$26.00

Grantor's Name and Address:

Earnestine Castor
956 Hackett Drive
La Pine, Oregon 97739

Grantee's Name and Address:

Kevin Castor
21142 Bayou Drive
Bend, Oregon 97702

After recording, return to:

Kevin Castor
21142 Bayou Drive, Bend, Oregon 97702

Until requested otherwise, send all tax statements to:

Kevin Castor
21142 Bayou Drive, Bend, Oregon 97702

SPACE RESERVED FOR RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that EARNESTINE CASTOR, an individual, hereinafter called Grantor, for consideration, receipt of which is hereby acknowledged, hereinafter releases and conveys to:

KEVIN CASTOR, as his sole and separate property, all interest in and to the following described real property situated in Klamath County, Oregon, to-wit:

LOT 8 IN BLOCK 4 OF RIVER PINE ESTATE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 the conveyance is pursuant to a gift."

DATED: 5-12-06

Earnestine Castor
EARNESTINE CASTOR

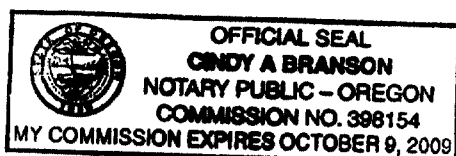
STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledge before me on the 12 day of May, 2006

By Earnestine Castor

Cindy A Branson
Notary Public for Oregon

My commission expires: 10-9-09



26 dc

EXHIBIT "A"

1. Access restrictions and other terms and provisions in deed from Charles T. Edwards et ux, to State of Oregon, by and through its State Highway Commission, recorded June 20, 1952, in Volume 255 page 329, and deed from Tom Sly to State of Oregon, by and through its State Highway Commission, recorded June 10, 1952, in Volume 257 page 539, Deed Records of Klamath County, Oregon.
2. Right of Way for transmission line, including the terms and provisions thereof, given by Charles T. Edwards and Emma Edwards, husband and wife, to Midstate Electric Cooperative, Inc., a Cooperative corporation, dated August 15, 1952, recorded January 2, 1952, in Volume 258 page 425, Deed Records of Klamath County, Oregon.
3. Building and Use Restrictions for River Pine Estates, recorded July 14, 1965, in Volume 363 page 180, Deed Records of Klamath County, Oregon.