

THIS SPACE RESERVED FOR

**2013-011781**  
Klamath County, Oregon  
10/17/2013 02:20:15 PM  
Fee: \$47.00

After recording return to:

John E. Castro II

2507 Unity Street

Klamath Falls, OR 97603

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

John E. Castro II

2507 Unity Street

Klamath Falls, OR 97603

Escrow No. MT98826-CT

Title No. 0098826

SWD r.020212

### STATUTORY WARRANTY DEED

**Loyal E. Neth, Trustee or the Successor in Trust under The Neth Loving Trust Dated February 8, 1992, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**John E. Castro II,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$165,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

47.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 4<sup>th</sup> day of October, 2013.

The Neth Loving Trust Dated February 8, 1992

BY: Loyal E. Neth  
Loyal E. Neth, Trustee

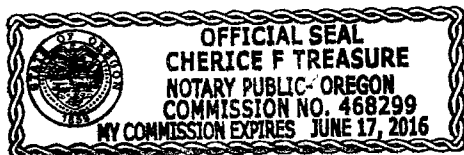
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 4, 2013 by Loyal E. Neth, Trustee of The Neth Loving Trust Dated February 8, 1992.

Cherice F. Treasure

(Notary Public for Oregon)

My commission expires 6/17/2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is 662.0 feet Northwesterly on the Northerly right of way line of the Dalles-California Highway from the Southeast corner of the SW1/4 SE1/4 of said Section 1; thence North 1,380.76 feet to the true point of beginning of this description; thence West a distance of 203.4 feet; thence South a distance of 139.3 feet; thence East a distance of 203.4 feet; thence North a distance of 139.3 feet, more or less to the point of beginning.