

Returned at Counter

2019-000356

Klamath County, Oregon



00234382201900003560020025

01/11/2019 03:48:32 PM

Fee: \$87.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Leonard Castle P.O. Box 1013 Rainier, OR 97048-1013

**Grantor:**  
Leonard Castle, Personal Representative  
of the Estate of William C. Castle  
P.O. Box 1013  
Rainier, OR 97048-1013

**Grantee:**  
Leonard Castle  
P.O. Box 1013  
Rainier, OR 97048-1013

DEED OF PERSONAL REPRESENTATIVE

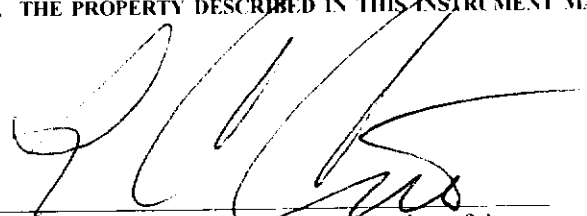
Leonard Castle, Personal Representative of the Estate of William C. Castle, deceased (Klamath County Circuit Court Case No. 18PB03531), Grantor, conveys to Leonard Castle, Grantee, the following described real property located in Klamath County, Oregon:

See Exhibit A, attached to and incorporated by this reference.

The true and actual consideration for this conveyance is \$0; estate distribution.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.


Dated this 4 day of January, 2019.

  
Leonard Castle, Personal Representative of the  
Estate of William C. Castle, deceased.

STATE OF Oregon       )  
                                      ) ss.  
County of Klamath     )

This instrument was acknowledged before me on January 4, 2019 by Leonard Castle, Personal Representative of the Estate of William C. Castle, deceased.



  
Notary Public for Oregon  
My commission expires: 9-7-19

## **Exhibit A**

Real property located at 4811 Wocus Road, Klamath Falls, Oregon, more commonly described as follows:

A tract of land situated in NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at the North quarter corner of said Section 18; thence North  $89^{\circ}42'$  West 710.5 feet; thence South  $6^{\circ}02'$  West 855.0 feet to a point on the Easterly right of way line of the old Dalles California Highway; thence along said Easterly right of way line the following courses and distances: South  $6^{\circ}02'$  West 100 feet; South  $15^{\circ}03'$  West 165.2 feet and South  $39^{\circ}11'$  West 250 feet, more or less, to a point on the North line of Terminal City, said point being the true point of beginning of this description; thence North  $89^{\circ}41'$  East along the North line of Terminal City a distance of 263.99 feet to an iron pin; thence North  $0^{\circ}23'$  East 38.6 feet to an iron pin; thence North  $71^{\circ}25'$  West 257.05 feet, more or less, to an iron pin on the Westerly right of way line of the old Dalles California Highway; thence South  $37^{\circ}51'$  West along said right of way line 25.0 feet to an iron pin; thence continuing along said right of way line South  $38^{\circ}46'$  West 131.8 feet, more or less, to an iron pin on the North line of Terminal City; thence North  $89^{\circ}41'$  East along the North line of Terminal City 77.3 feet, more or less, to the true point of beginning.