

B.L.N

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2020-000855

Klamath County, Oregon



00253358202000008550020023

01/22/2020 12:05:06 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Margaret Sue Herbert  
2907 Watson St.  
Klamath Falls, OR 97603  
Grantor's Name and Address

Ronald L. Castle  
2907 Watson St.  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording, return to (Name and Address):

Ronald Castle

Until requested otherwise, send all tax statements to (Name and Address):

Ronald Castle  
2907 Watson St. Klamath Falls, OR 97603

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that

Margaret Sue Herbert

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Ronald Castle,  
Rejelma Castle & Richard Castle

hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

A portion of lots 6 & 7, Piedmont Heights, a subdivision in the County of Klamath, State of Oregon, and being more particularly described as follows:  
Beginning at a point on the West line of lot 6, Piedmont Heights, from which the Southwesterly corner of said lot 6 bears South 0 degrees 27' East 150 feet distant; thence East 200 feet; thence North 0 degrees 27'

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 01/02/20; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 1-2-20

by Margaret Sue Herbert

This instrument was acknowledged before me on

by

as

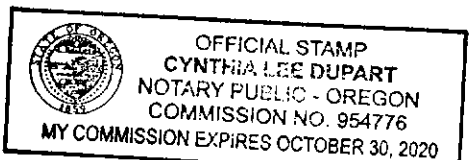
of

01/02/20  
Margaret Sue Herbert

Cynthia Lee Dupard

Notary Public for Oregon

My commission expires Oct 30 2020



west 100 feet; thence ~~West~~ 200 feet to the west line of lot 6, thence south 0 degrees 27' East 100 feet to the point of beginning.

Code 43 MAP 3909-IDD TL 3400