

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2020-008334

Klamath County, Oregon



00261778202000083340010019

07/08/2020 02:52:56 PM

Fee: \$82.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Leonard Castle  
4823 Wocus Rd  
Klamath Falls, OR 97601  
Grantor's Name and Address

Leonard Castle and Shawna Castle  
4823 Wocus Rd.  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording, return to (Name and Address):

Same as above

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

Same as above

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Leonard Castle

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Leonard Castle and Shawna Castle husband & wife,  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County County, State of Oregon, described as follows (legal description of property):

Real property located at 4823, 4827 & 4835 Wocus Road, Klamath Falls, Oregon, more commonly described as follows:

A tract of land situated in NE ¼ NW ¼ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the easterly right of way line of the Old Dalles California Highway which bears N 89°42' W 710.5 feet and S 6°02' W 855.0 feet from the north quarter corner of said Section 18; thence S 89°09' E 328.04 feet; thence S 6°02' W 448.10 feet, more or less, to a point on the north line of Terminal City; thence S 89°41' W along the north line of Terminal City 229.11 feet; thence N 0°23' E 38.60 feet; thence N 71°25' W 257.05 feet, more or less, to the westerly right of way line of the said Old Dalles California Highway; thence along the said westerly right of way line on the arc of a curve to the left (central angle 32°50', centerline radius 716.5 feet) to a point on the easterly right of way line of the State Road (long chord of this segment bears N 37°01' E 16.6 feet); thence along the easterly line of said State Road on the arc of a curve to the left (central angle 28°27', centerline radius 311.5 feet, long chord bears N 52°00' E 153.0 feet) to the point of intersection with the easterly right of way line of said Old Dalles California Highway; thence along easterly right of way line of said Old Dalles California Highway on the arc of a curve to the left (central angle 32°50', centerline radius 716.5 feet) long chord of this segment bears N 20°25' E 144.83 feet; thence continuing along said easterly right of way line N 6°02' E 100.0 feet, more or less, to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. 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 ®, 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 07-08-2020; 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 ss.

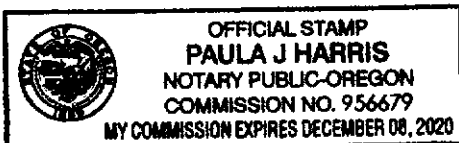
This instrument was acknowledged before me on July 8, 2020 by Leonard Castle

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires Dec 08, 2020