



2023-004128
Klamath County, Oregon
05/31/2023 11:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Darik Foster and Heidi Foster
11200 SE Diana Ave.
Damascus, OR 97089

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

Darik Foster and Heidi Foster
4835 Wocus Rd.
Klamath Falls, OR 97601
File No. 590130AM

STATUTORY WARRANTY DEED

Leonard Castle and Shawna Castle, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Darik Foster and Heidi Foster, as Tenants by the Entirety,

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:

A tract of land located in the NE 1/4 NW 1/4 of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

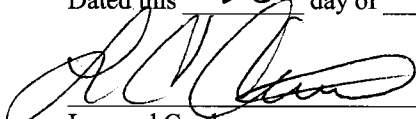
Beginning at a point on the Easterly right of way line of the Old Dalles California Highway which bears North 89°42' West 710.5 feet and South 6°02' West 855.0 feet from the North quarter corner of said Section 18; thence South 89°09' East 328.04 feet, thence South 6°02' West 448.10 feet, more or less, to a point on the North line of Terminal City; thence South 89°41' West along the North line of Terminal City 229.11 feet; thence North 0°23' East 38.60 feet; thence North 71°25' West 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 North 37°01' East 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 North 52°00' East 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 North 20°25' East 144.83 feet; thence continuing along said Easterly right of way line North 6°02' East 100.0 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$383,000.00.

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:

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 26 day of may, 2023


Leonard Castle


Shawna Castle

State of Oregon } ss
County of Klamath }

On this 26 day of may, 2023, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Leonard Castle and Shawna Castle, known or identified to me to be the
person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-27-2026

