



2024-003095
Klamath County, Oregon
04/24/2024 08:26:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Creason
740 NE 3rd St., Ste. 3, PMB 200
Bend, OR 97701

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

John Creason
740 NE 3rd St., Ste. 3, PMB 200
Bend, OR 97701
File No. 630268AM

STATUTORY WARRANTY DEED

Angel J. Del Castillo and Marta A. Del Castillo, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

John Creason,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$70,000.00.

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 21 day of April, 2024.



Angel J. Del Castillo


Marta A. Del Castillo

State of Texas } ss
County of Jim Wells }

On this 21 day of April, 2024, before me, Amy Salinas, a Notary Public in and for said state, personally appeared Angel J. Del Castillo and Marta A. Del Castillo, 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 Texas
Residing at: 1213 Wyoming Street Ave. TX 78332
Commission Expires: 05/29/2024

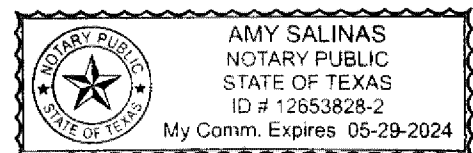


EXHIBIT 'A'

PARCEL 1:

A parcel of land in the SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bounded and described as follows:

Beginning at a point in the NE1/4 of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian which point is on the Westerly right of way line of Old Klamath Falls-Keno County road, and which point of beginning is located North 89°57' West, 309.0 feet, and thence South 45°42' West 142.3 feet from the center one-quarter corner of said Section 31; thence South 45°42' West along the Westerly right of way of said county road, 144.4 feet to the most Easterly corner of a parcel of land deeded by Hobart L. Coffelt to P.M. Short and described in Klamath County Deed Records, Volume 187 at Page 106; thence North 68°46' West (North 67°50' West according to the above mentioned deed) a distance of 339.3 feet, to the most Northerly corner of said P.M. Short parcel; thence North 51°14' East, 743.9 feet to the most Westerly corner of a parcel of land deeded to E.N. Large and described in a deed recorded in Klamath County Deed Records Volume 148 at Page 77; thence South 45°03' East along the Southwesterly line of the E.N. Large parcel, a distance of 120 feet to the Westerly line of land deeded to D.J. Puckett and described in a deed recorded in Klamath County Deed Records Volume 82 at Page 352; thence South 44°10' West along the Westerly line of said D.J. Puckett property, a distance of 415.9 feet; thence South 23°00' East 113.9 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the W1/2 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that tract of land described in Book 290 at Page 604, Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Northwesterly line of the Old Klamath Falls-Keno County road, sometimes known as the Klamath River Wagon Road, which point is North 0°10' West a distance of 294.7 feet measured along the North and South center line of said Section 31 and South 45°42' West a distance of 8.3 feet from the center one-fourth corner of said Section 31, said point being the Southwesterly corner of that tract of land described in Deed Volume 222 at Page 318, Klamath County Deed Records; thence South 45°42' West along the Westerly right of way line of County Road a distance of 97.89 feet to the true point of beginning; thence continuing South 45°42' West 458.31 feet; thence North 23° West 113.9 feet; thence North 44°10' East a distance of 415.88 feet; thence South 45°03' East 117.01 feet, more or less to the point of beginning.