

2025-002389

Klamath County, Oregon

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Fee: \$92.00

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After recording, return to (Name and Address):

KEVIN CASTOR  
1621 25TH ST. SE  
ST. CLOUD, MN 56304

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

KEVIN CASTOR  
1621 25TH ST. SE  
ST. CLOUD, MN 56304

674785AM

(SPACE RESERVED FOR RECORDER'S USE)

## BARGAIN AND SALE DEED

KEVIN CASTOR

("grantor").

for the consideration stated below, does hereby grant, bargain, sell and convey to

KEVIN CASTOR AND KENNETH CASTOR, NOT AS  
TENANTS IN COMMON BUT WITH THE RIGHT OF  
SURVIVORSHIP

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.☐ as follows:Lot 8 in Block 4 of  
River Pine Estate, according  
to the official plat thereof  
on file in the office of the  
County Clerk of Klamath County,  
Oregon.

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ as CHANGE IN VESTING☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 3/25/2025 Kevin Castor; any signature on behalf of a business or other entity is made with the authority of that entity.

Kevin Castor

STATE OF ~~OREGON~~ <sup>Minnesota</sup>, County of Stearns) ss. March 25, 2025  
 This record was acknowledged before me on  
 by Kevin Castor  
 or This record was acknowledged before me on  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

Cassandra R Biddle  
 Notary Public for ~~Oregon~~ <sup>Minnesota</sup>  
 My commission expires Jan 31, 2029

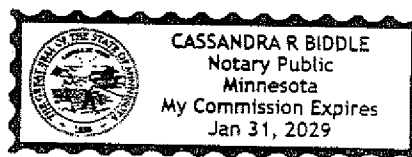


EXHIBIT "A"

1. Access restrictions and other terms and provisions in deed from Charles T. Edwards et ux, to State of Oregon, by and through its State Highway Commission, recorded June 20, 1952, in Volume 255 page 329, and deed from Tom Sly to State of Oregon, by and through its State Highway Commission, recorded June 10, 1952, in Volume 257 page 539, Deed Records of Klamath County, Oregon.
2. Right of Way for transmission line, including the terms and provisions thereof, given by Charles T. Edwards and Emma Edwards, husband and wife, to Midstate Electric Cooperative, Inc., a Cooperative corporation, dated August 15, 1952, recorded January 2, 1952, in Volume 258 page 425, Deed Records of Klamath County, Oregon.
3. Building and Use Restrictions for River Pine Estates, recorded July 14, 1965, in Volume 363 page 180, Deed Records of Klamath County, Oregon.