

51401

-WARRANTY DEED-

Vol. 778 Page 14726

FRED J. WEDAM, Grantor, warrants and conveys to DAVID W. SEUTTER and MARJORIE J. SEUTTER, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 13 Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, Tract 1153, Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; if the land becomes or has become disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Six Thousand and No/100ths (\$6,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: David Seutter, 5839 Onyx, Klamath Falls, Oregon 97601.

DATED this 28 day of Dec, 1977.

Fred J. Wedam

STATE OF OREGON)
County of Klamath) ss.

Dec 28, 1977.

Personally appeared the above-named FRED J. WEDAM and acknowledged the foregoing instrument to be his voluntary act. Before me:

*Return
MTC-Judy*

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

28 day of July A. D. 1978 at 2:30 clock P.M., on

My recorded in Vol. 778, of Deeds on Page 14726

W. D. MILNE, County Clerk

By *[Signature]*

Fee \$3.00

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601