

21804

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## WARRANTY DEED

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MTC38745MS

DAVID W. SEUTTER and MARJORIE J. SEUTTER, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 LON D. CASEBEER and JANICE L. CASEBEER, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of KLAMATH and State of Oregon, to wit:

LOT 19 IN BLOCK 4 OF TRACT 1153 SECOND ADDITION TO PINE GROVE PONDEROSA,  
 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
 COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any;  
 and the grantor will warrant and forever defend the said premises and every  
 part and parcel thereof against the lawful claims and demands of all persons  
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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  
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 5482 Valleywood, Klamath Falls, OR 97603

Dated this 19th day of July, 1996.

David W. Seutter  
 DAVID W. SEUTTER

Marjorie J. Seutter  
 MARJORIE J. SEUTTER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 19 19 96  
 COUNTY OF Klamath

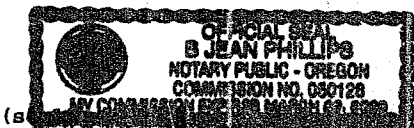
Personally appeared the above named David W. Seutter and Marjorie J.  
Seutter

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for Oregon

My commission expires 3-2-2000



ESCROW NO. MT38745-MS

Return to:

LON D. CASEBEER  
 5482 Valleywood  
 Klamath Falls, OR 97603

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTitle  
 on this 22nd day of July A.D., 19 96  
 at 3:53 o'clock PM and duly recorded  
 in Vol. M96 of Deeds Page 22038

Bernetha G Letsch, County Clerk

By Cheryl Russell

Fee, \$30.00

Deputy.