

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 8th day of May A.D. 1998
at 3:42 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 15726

Bernetha G. Letsch, County Clerk

By Kirk A. Otteman

Fee, \$30.00

Deputy

ATC#03047532

AFTER RECORDING RETURN TO:
SUSAN & MELVIN SEABOALT2140 Pond Lake Rd.
K. Falls, Or. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEKIRK A. OTTEMAN and ERIN K. OTTEMAN, hereinafter called
GRANTOR(S), convey(s) and warrants to SUSAN SEABOALT and MELVIN
C. SEABOALT, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:Lot 5, Block 302, DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TL 1300

"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,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
\$40,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 8 day of May, 1998.Kirk A. Otteman
KIRK A. OTTEMANErin K. Otteman
ERIN K. OTTEMANSTATE OF OR500

) ss.

On May 4th 1998, personally appeared KIRK A. OTTEMAN and
ERIN K. OTTEMAN who acknowledged that foregoing instrument to be
their voluntary act and deed.

Notary Public for

My Commission Expires: 12-02-00