



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: Kathleen Ross Deputy Fee, \$30.00

ATC#03047532 AFTER RECORDING RETURN TO: SUSAN & MELVIN SEABOALT 2140 BOUND LAKER RD. K. FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

KIRK 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 appertaining to 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.

[Signatures of Kirk A. Otteman and Erin K. Otteman]

STATE OF WA) S.W.O.) 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 [Signature] By Commission Expires: 12-02

