

1997 JUL 14 PM 3:50

State of Oregon, County of Klamath
Recorded 7/14/99, at 3:50 p. m.
In Vol. M99 Page 28268
Linda Smith,
County Clerk Fee \$ 30- KR

MT48705-LW
WARRANTY DEED

Vol M99 Page 28268

DAVID W. SEUTTER TRUSTEE OF THE DAVID W. SEUTTER TRUST AND MARJORIE J. SEUTTER,
TRUSTEE OF THE MARJORIE J. SEUTTER TRUST., Grantor,

hereby grant, bargain, sell, warrant and convey to:

GARY L. STEWART and LISA M. STEWART, husband and wife, Grantee,

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:

THE NORTHERLY 160 FEET OF LOT 41 IN ELMWOOD PARK, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 572375

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 . \$70,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2212 KIMBERLY DR., KLAMATH FALLS, OR 97603

Dated this 12/14 day of July, 1999.

DAVID W. SEUTTER TRUST

BY: David W. Seutter
DAVID W. SEUTTER, TRUSTEE

MARJORIE J. SEUTTER TRUST

BY: Marjorie J. Seutter
MARJORIE J. SEUTTER, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 12/14, 1999 by DAVID W.
SEUTTER TRUSTEE OF THE DAVID W. SEUTTER TRUST AND MARJORIE J. SEUTTER TRUSTEE
OF THE MARJORIE J. SEUTTER TRUST.

Lisa Legget Weatherby
(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48705-LW

Return to:

GARY L. STEWART
2212 KIMBERLY DR.
KLAMATH FALLS, OR 97603

