

1999 DEC 30 AM 9:17



WARRANTY DEED

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ASPEN TITLE ESCROW NO.: 01050458

AFTER RECORDING RETURN TO:

Jason C. Watson

4717 Watkins Rd
Bonanza OR 97002

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

State of Oregon, County of Klamath
Recorded 12/30/99, at 9:17 a.m.
In Vol. M99 Page 51199
Linda Smith,
County Clerk Fee \$ 30.-

Susan Seaboalt and Melvin C. Seaboalt, hereinafter called
GRANTOR(S), convey(s) and warrants to Jason C. Watson, unmarried man
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 TAX LOT 13900

"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
\$45,000.00.

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 24th day of December 1999.

X Susan Seaboalt
SUSAN SEABOALT

X Melvin C. Seaboalt
MELVIN C. SEABOALT

STATE OF WASHINGTON, County of STEVENS) ss.

On December, ²⁴1999, personally appeared Susan Seaboalt and
Melvin C. Seaboalt who acknowledged the foregoing instrument to
be their voluntary act and deed.

Joe Bronowski
Notary Public for WASHINGTON
My Commission Expires: 8-19-2002

