

2001 FEB 20 PM 3:08



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01052386

AFTER RECORDING RETURN TO:

Mr. and Mrs. Charles W. Seal, Jr.

4227 E. Cerrito Way
Klamath Falls, OR. 97603

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

LEONARD E. SCHROETER and KAREN J. SCHROETER, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
CHARLES W. SEAL, JR. and MICHELE L. SEAL and OLIVETTE G.
GREYTAK, not as tenants in common, but with full rights of
survivorship, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 2 in Block 27, Tract 1194, TENTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

Code 43, Map 3909-12DB, Tax Lot 500

WNS
OFF
MSA
"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
\$189,900.00.

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 15th day of February, 2001.

Leonard E. Schroeter
LEONARD E. SCHROETER

Karen J. Schroeter
KAREN J. SCHROETER

STATE OF OREGON, County of Klamath)ss.

State of Oregon, County of Klamath
Recorded 02/20/01, at 3:08 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00

On February 20, 2001, personally appeared Leonard E.
Schroeter and Karen J. Schroeter who acknowledged the foregoing
instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon

