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WARRANTY DEED

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TAX ACCT. NO. 2407-18D-4400

State of Oregon, County of Klamath
Recorded 09/14/01 at 3:05 p.m.
In Vol. M01 Page 47022
Linda Smith,
County Clerk Fee\$ 21.00

ROBERT J. CRAVIOTTO and ANNA MARIE CRAVIOTTO, an estate in fee simple as tenants by the entirety; as to an undivided interest and ERNIE SEABERG, JR. and KATHRYN BELLE SEABERG, an estate in fee simple as tenants by the entirety; as to an undivided interest, ALL AS TENANTS IN COMMON, Grantor, conveys and warrants to

JAMES E. MATTHEWS and STEPHANIE L. MATTHEWS, husband and wife, as tenants by the entirety, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances except as specifically set forth herein, to-wit:

A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, beginning at the Southeast corner of Lot 9, Block 1 of Tract No. 1052-Crescent Pines, according to the official plat thereof recorded in Klamath County, Oregon Plat Records, said corner being on the Southerly line of Pine Creek Loop in said plat; thence, Southeasterly along the South line of said Pine Creek Loop (being 60 feet in width) to its intersection with the Southerly extension of a line parallel with and 30.00 feet Westerly from, when measured at right angles, to, the line between Lots 7 and 8, Block 2, of said Crescent Pines; thence, South 0°18'40" West 250 feet, more or less, along said parallel line to a point on a line 5.0 feet Northerly of the North bank of Crescent Creek; thence, Southwesterly along a line 5.0 feet Northerly of said bank to a point on a line which bears South 5°30' West from the point of beginning; thence, North 5°30' East 500 feet, more or less, to the point of beginning in Klamath County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD, ALSO SUBJECT TO 2001-2002 REAL PROPERTY TAXES, A LIEN NOT YET PAYABLE.

The true consideration for this conveyance is \$162,500.00.

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.

DATED: 09/12/2001

Robert J. Craviotto
ROBERT J. CRAVIOTTO
Anna Marie Craviotto
ANNA MARIE CRAVIOTTO
Ernie Seaberg Jr.
ERNIE SEABERG, JR.
Kathryn Belle Seaberg
KATHRYN BELLE SEABERG

STATE OF OREGON)
) ss.
County of LANE)

This instrument was acknowledged before me on September 13, 2001, by ROBERT J. CRAVIOTTO, ANNA MARIE CRAVIOTTO, ERNIE SEABERG, JR. and KATHRYN BELLE SEABERG.

Julie Bush
Notary Public of Oregon
My commission expires: 4/7/2004

