

04 JUN 15 PM 3:27



After recording return to:
Charles H. Seaton
5654 Glenridge Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles H. Seaton
SAME

File No.: 7021-397945 (SAC)
Date: May 27, 2004

Vol M04 Page 38444

State of Oregon, County of Klamath
Recorded 06/15/2004 3:27 p m
Vol M04 Pg 38444-45
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Lincoln Trust Company Trustee FBO Thomas E. Klump, MD, Grantor, conveys and warrants to Charles H. Seaton, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 147 of Running Y Resort, Phase 2 Plat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is \$79,000.00. (Here comply with requirements of ORS 93.030)

Dated this 14 day of June, 2004.

26 F

APN: 881371

Statutory Warranty Deed
- continued

38445
File No.: 7021-397945 (SAC)
Date: 05/27/2004

Lincoln Trust
Company Trustee
FBO Thomas E.
Klump, MD

x *Thomas E. Klump*

STATE OF Colorado)
) ss.
County of Arapahoe)

This instrument was acknowledged before me on this 14th day of June, 2004
by as of Lincoln Trust Company Trustee FBO Thomas E. Klump, MD, on behalf of the .

Sandra Roynon
Sandra Roynon
Notary Public for Colorado
My commission expires:
My Commission Expires 9-17-2006