

State of Oregon, County of Klamath
 Recorded 07/06/2004 3:17 p m
 Vol M04 Pg 44077-78
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2



After recording return to:
 Mark N. Wayne and Marion G.
 Podesta-Wayne
 4634 Coopers Hawk Road
 Klamath Falls, OR 97601

Until a change is requested all tax statements
 shall be sent to the following address:

Mark N. Wayne and Marion G.
 Podesta-Wayne
 4634 Coopers Hawk Road
 Klamath Falls, OR 97601

File No.: 7021-412917 (SJ)

Date: June 30, 2004

THIS SP

STATUTORY WARRANTY DEED

James P. Seale and Sharlet M. Seale as tenants by the entirety, Grantor, conveys and warrants to **Mark N. Wayne and Marion G. Podesta-Wayne, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 66 of Running Y Resort, Phase 1, 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 **\$77,250.00**. (Here comply with requirements of ORS 93.030)

44078

APN: 881332

Statutory Warranty Deed
- continued

File No.: 7021-412917 (SJ)
Date: 06/30/2004

Dated this 1 day of July, 2004.

James P. Seale
James P. Seale

Sharlet M. Seale
Sharlet M. Seale

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 1 day of July, 2004
by **James P. Seale and Sharlet M. Seale.**

Susan Marie Campbell

Notary Public for

My commission expires: 3-27-06