

05 JUL 21 PM 3:16



mtc-70485 stt

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State of Oregon, County of Klamath
Recorded 07/21/05 3:16 p m

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Linda Smith, County Clerk

THIS SPACE Fee \$ 21.00 # of Pgs 1

After recording return to:

Richard F. Seaward

6660 Shasta Way

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Richard F. Seaward

6660 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT70485-MS

Title No. 0070485

SWD

STATUTORY WARRANTY DEED

Scott S. Watkins, Grantor(s) hereby convey and warrant to **Richard F. Seaward and Linda L. Seaward, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10 in Block 309 of DARROW ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-033DD-09600-000
634399

Key No.:

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$50,000.00**.

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 this 20 day of July, 2005

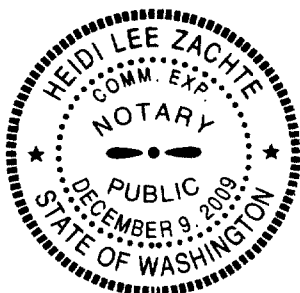

Scott S. Watkins

State of Washington

County of CLARK

On this day personally appeared before me Scott S. Watkins to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 20 day of July, 2005.



Heidi Lee Zachte
Printed Name:

Notary Public in and for the State of

Washington residing at CLARK County

My appointment expires December 9, 2009

2/00