

EA OC - Linda Seater

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Mary L. Ryals
 2901 E 2nd St #40
 Newberg, OR 97132-9636
Grantor's Name and Address
 James L. & Linda A. Seater
 10840 Hwy 39
 Klamath Falls, OR 97603
Grantee's Name and Address

State Of Oregon, County Of Klamath

M05-61594

08/10/2005 09:22:03 AM

Of Pages 1 Fee: \$21.00

SPA

REC

After recording, return to (Name, Address, Zip):

James L. & Linda A. Seater
 10840 Hwy 39
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

James L. & Linda A. Seater
 10840 Hwy 39
 Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Mary L. Ryals

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James L. Seater & Linda A. Seater, as Tenants by the Entirety, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 5, Block 7, Fox Hollow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): No exceptions

....., and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$750.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols " ", if not applicable, should be deleted. See ORS 92.030.)~~

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August 5, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Mary L. Ryals
 Mary L. Ryals

STATE OF OREGON, County of Yamhill) ss.

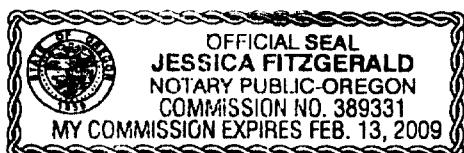
This instrument was acknowledged before me on August 5, 2005
 by Mary L. Ryals

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

2/13/09