



After recording return to:
Robert T. Seater and Shannon D.
Seater
7418 Andrew Drive
Klamath Falls, OR 97603

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

Robert T. Seater and Shannon D.
Seater
7418 Andrew Drive
Klamath Falls, OR 97603

File No.: 0 (SAC) *651440*
Date: September 09, 2005

M05-64379

Klamath County, Oregon

09/15/2005 03:47:02 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

Teresa E. Carroll, Grantor, conveys and warrants to **Robert T. Seater and Shannon D. Seater, 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 33 in Tract 1383, SIERRA HEIGHTS, 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. The **2005-2006** Taxes, a lien not yet payable.
2. 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 **\$242,000.00**. (Here comply with requirements of ORS 93.030)

205

Dated this 14 day of September, 2005.

~~Teresa~~ E. Carroll

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14 day of September, 2005
by **Teresa E. Carroll**.

Notary Public for Oregon
My commission expires:

