



mtc-78291W

After recording return to:
JOHN S. WOODWARD
4626 MARSH HAWK DRIVE
KLAMATH FALLS. OR 97601

M05-67685

Klamath County, Oregon

10/28/2005 10:31:21 AM

Pages 2 Fee: \$26.00

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

JOHN S. WOODWARD
4626 MARSH HAWK DRIVE
KLAMATH FALLS. OR 97601

Escrow No. MT72291-LW
Title No. 0072291

STATUTORY WARRANTY DEED

JUDY L PATE SEMINGSON and THOMAS R. SEMINGSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JOHN S. WOODWARD and JUDY H. WOODWARD, 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 173, RUNNING Y RESORT, PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-004C0-06900-000

Key No: 881384

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 **\$223,000.00**.

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 26th day of OCTOBER, 2005

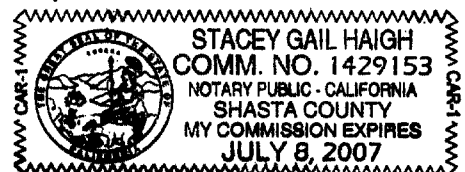
Judy L Pate Semington
JUDY L PATE SEMINGTON

Thomas R Semington
THOMAS R SEMINGTON

State of CALIFORNIA
County of SHASTA

This instrument was acknowledged before me on 10/26, 2005 by JUDY L PATE SEMINGTON and THOMAS R. SEMINGTON.

Stacey Gail Haigh
(Notary Public)
My commission expires July 8, 2007



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SHASTA

ss.

On OCTOBER 26, 2005 before me, STACEY GAIL HAIGH,

Date

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

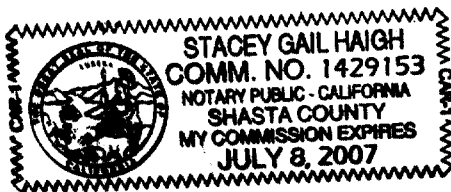
personally appeared

THOMAS R + JUDYL PATE SOMMINGS

Name(s) of Signer(s)

- ☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Stacey Gail Haigh
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here