

2007-011949

Klamath County, Oregon



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07/03/2007 10:11:01 AM

Fee: \$26.00

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4033 Tampa Road #101
Oldsmar, Florida 34677

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COVER SHEET

DOCUMENT TITLE: WARRANTY DEED TO CREATE AN
ESTATE BY THE ENTIRETY

GRANTOR: WILLIAM E. AKINS AND DEANN L. AKINS

GRANTEE: HAROLD EUGENE SEALY AND SHIRLEY ANN SEALY,
HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT 23, SPORTSMAN PARK, AND LOT 37,
FIRST ADDITION TO SPORTSMAN PARK,
IN THE COUNTY OF KLAMATH, STATE OF
OREGON.

NOTE: THIS DEED IS BEING RECORDED IN FULFILLMENT OF
THAT CERTAIN CONTRACT OF SALE RECORDED ON
11-10-1998 IN VOLUME M98 OF DEEDS, PAGE 41171,
KLAMATH COUNTY, OREGON.

PARCEL # R 311763

THIS DEED IS BEING RECORDED IN
FULFILLMENT OF THAT CERTAIN CONTRACT
OF SALE RECORDED ON 11-10-1998 IN
VOL. M98 OF DEEDS, PG. 41171,
KLAMATH COUNTY, OR.

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, that William E. Akins and DeAnn L. Akins, hereinafter known as Grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell and convey unto Harold Eugene Sealy and Shirley Ann Sealy, husband and wife, hereinafter known as Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 23, SPORTSMAN PARK, and Lot 37, FIRST ADDITION TO SPORTSMAN PARK, in the County of Klamath, State of Oregon

CODE 78 MAP 3606-3CB TL 7100
CODE 8 MAP 3606-3CB TL 5700

SUBJECT TO: Easements, restrictions, rights of way of record and those apparent on the land; 1996-97 and subsequent years real property taxes, which the grantees assume and agree to pay prior to November 1, 1999.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$66,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

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.

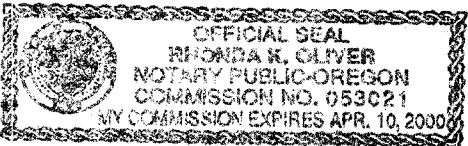
IN WITNESS WHEREOF, We have hereunto set our hands and seals this 14 day of November, 1998.

PARCEL# R311763

DeAnn L. Akins
William E. Akins

STATE OF OREGON)
County of Klamath) SS Dated: November 16, 1998.

Personally appeared the above named William E. Akins and DeAnn L. Akins and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires:

After recording return to:

Until a change is requested,
send all tax statements to:

STATE OF OREGON)
County of _____) SS
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Deeds of said county.

WITNESS my hand and seal of County affixed.
BY _____ Deputy