



MT81025-LW

After recording return to:
MATTHEW J. ELLERY
4409 SE MONROE STREET
MILWAUKIE, OR 97222

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

MATTHEW J. ELLERY
4409 SE MONROE STREET
MILWAUKIE, OR 97222

Escrow No. MT81025-LW
Title No. 0081025

SWD

THIS SPACE RESEF

2007-019486

Klamath County, Oregon



11/15/2007 03:27:26 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

JOHN N. SEAVER, JR., TRUSTEE & JOHN N. SEAVER MARITAL TRUST DATED JUNE 8, 1990, Grantor(s) hereby convey and warrant to MATTHEW J. ELLERY and BECKY S. ELLERY, 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:

The W1/2 NW1/4 of Section 33 in Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING therefrom a road 100 feet wide by Deed recorded August 29, 1956 in Book 286, page 263, Deed Records of Klamath County, Oregon.

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 \$115,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

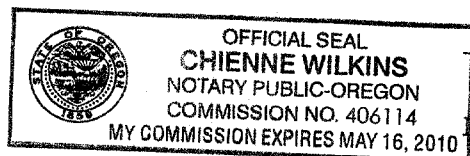
Dated this 13 day of November, 07

JOHN N. SEAVER, JR., TRUSTEE & JOHN N. SEAVER MARITAL TRUST DATED JUNE 8, 1990

BY: John N. Seaver Jr. Trustee
JOHN N. SEAVER, JR., TRUSTEE

State of Oregon
County of Lane

This instrument was acknowledged before me on November 13, 2007 by JOHN N. SEAVER, JR., TRUSTEE & JOHN N. SEAVER MARITAL TRUST DATED JUNE 8, 1990. ew of the



Chienne Wilkins
(Notary Public for Oregon)

My commission expires May 16, 2010

21 HMT