

NTC 85326-SH



THIS SPACE RI

2009-007586  
Klamath County, Oregon



06/01/2009 03:30:22 PM

Fee: \$21.00

After recording return to:  
CHRISTIAN SEABROOK  
1925 NW 173RD AVENUE #1603  
BEAVERTON, OR 97006

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

CHRISTIAN SEABROOK  
1925 NW 173RD AVENUE #1603  
BEAVERTON, OR 97006

Escrow No. MT85326-SH

Title No. 0085326

SWD

### STATUTORY WARRANTY DEED

**MARK T. ANGULO and BECKIE ANGULO, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **CHRISTIAN SEABROOK**, 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 3 in Block 5, of Tract 1039 – YONNA WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk 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 **\$9,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 18 day of June 2009

MARK T. ANGULO

BECKIE ANGULO

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on June 1, 2009 by MARK T. ANGULO and BECKIE ANGULO.

Heather Sciorba  
(Notary Public for Oregon)

My commission expires FEB. 9, 2010

21amt