

WTC 80888-LW

THIS SPAC

2010-004312

Klamath County, Oregon



04/08/2010 03:09:08 PM

Fee: \$37.00

After recording return to:

CALE GRAVES

5838 Onyx Avenue
Klamath Falls, OR 97603

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

CALE GRAVES

5838 Onyx Avenue
Klamath Falls, OR 97603

Escrow No. MT86888-LW

Title No. 0086888

SWD r.012910

STATUTORY WARRANTY DEED

DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST and MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST, Grantor(s) hereby convey and warrant to **CALE GRAVES**, 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 23 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk, 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 **\$120,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1 day of April 2010

DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST

BY: David W. Seutter
DAVID W. SEUTTER, TRUSTEE

MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST

BY: Marjorie J. Seutter
MARJORIE J. SEUTTER, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 1, 2010 by DAVID W. SEUTTER, TRUSTEE OF THE DAVID W. SEUTTER TRUST and MARJORIE J. SEUTTER, TRUSTEE OF THE MARJORIE J. SEUTTER TRUST.



Lisa Weatherby
(Notary Public for Oregon)

37amt