



2016-000657
Klamath County, Oregon
01/22/2016 11:54:05 AM
Fee: \$62.00

RECORDING REQUESTED BY:

Ticor Title Company of Oregon
1555 E. McAndrews, Suite 100
Medford, OR 97504

GRANTOR:

James L. Seater, Thomas O. Seater, Sharon K.
Sills and Darlene A. Brink, Successor Trustees of
the Seater Family Trust U.A.D. April 30, 1990
3776 Antelope Rd.
White City, OR 97503

GRANTEE:

Zachary C. Berg
1902 Riverside Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Zachary C. Berg
6646 Shasta Way
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Zachary C. Berg
6646 Shasta Way
Klamath Falls, OR 97603

Escrow No: 470315043930-TTJA37

6646 Shasta Way
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James L. Seater, Thomas O. Seater, Sharon K. Sills and Darlene A. Brink, Successor Trustees of the Seater Family Trust U.A.D. April 30, 1990, Grantor, conveys and warrants to Zachary C. Berg, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$174,900.00. (See ORS 93.030)

Subject to and excepting: Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

470315043930-TTJA37
Deed (Warranty-Statutory)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 1/21/16

James L. Seater, Thomas O. Seater, Sharon K. Sills and Darlene A. Brink, Successor Trustees of the Seater Family Trust U.A.D. April 30, 1990

BY: [Signature]
James L. Seater, Trustee

BY: [Signature]
Thomas O. Seater, Trustee

BY: [Signature]
Sharon K. Sills, Trustee

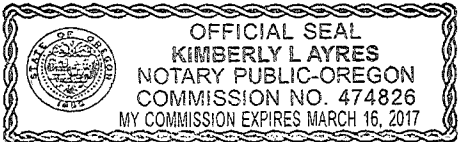
BY: [Signature]
Darlene A. Brink, Trustee

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on 1/21/16, 2016
by Sharon K. Sills as Successor Trustee of the Seater Family Trust
Darlene A. Brink as Successor Trustee of the Seater Family Trust

[Signature] Notary Public - State of Oregon
My commission expires: 3-16-17



State of OREGON

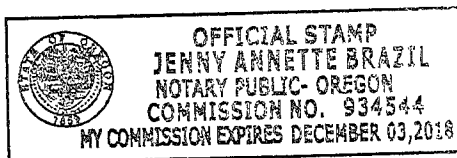
County of Klamath

This instrument was acknowledged before me on 1/22, 20 16 by

James L. Seater, as Successor Trustee of the Seater Family Trust

Jenny Annette Brazil

Notary Public - State of Oregon



State of OREGON

County of Klamath

This instrument was acknowledged before me on 1/22, 20 16 by

Thomas O. Seater, as Successor Trustee of the Seater Family Trust

Brazil

Notary Public - State of Oregon

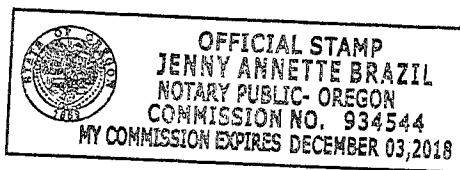


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 11, Fourth Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.