



WARRANTY DEED

ATE #02042445
AFTER RECORDING RETURN TO:
MR. & MRS. CHARLES W. SEAL
*6311 Seilan Drive
Klamath Falls, OR 97603*

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RONALD E. RADCLIFFE and KATHRYN M. RADCLIFFE, husband and wife,
hereinafter called GRANTOR(S), convey(s) to CHARLES W. SEAL and
MICHELE L. SEAL, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lot 9, Block 18, Tract No. 1127, NINTH ADDITION TO SUNSET
VILLAGE, in the County of Klamath, State of Oregon.

Code 41 Map 3909-12CD Tax Lot 5200

*check
with
city*

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$102,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of November 3, 1994.

Ronald E. Radcliffe
RONALD E. RADCLIFFE

Kathryn M. Radcliffe
KATHRYN M. RADCLIFFE

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 3rd day
of November, 1994, by RONALD E. RADCLIFFE and KATHRYN M.
RADCLIFFE.

Before me: *Sandra S. Crane*
Notary Public for OREGON
Commission No. 025921
My Commission Expires: July 7, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day
of Nov A.D., 1994 at 10:40 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 34298

FEE \$30.00

Evelyn Biehn County Clerk
By *Sandra S. Crane*