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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

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 NAME SEASTRONG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lorette  
Seabrook and Walter S. Maxwell with rights of survivorship,  
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,  
successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto  
belonging or in any way appertaining, situated in Clatsop County, State of Oregon, described as follows,  
to-wit:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE Klamath Falls-Lakeview Highway which point is North  $0^{\circ}45\frac{1}{2}'$  West 2146 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34 TOWNSHIP 36 SOUTH RANGE 14 E.W.M., THENCE South  $0^{\circ}45\frac{1}{2}'$  East 688.7 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE South  $0^{\circ}45\frac{1}{2}'$  East 100 FEET; THENCE North  $79^{\circ}34'$  East 265.5 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE Klamath Falls-Lakeview Highway 100 FEET MORE OR LESS; THENCE South  $79^{\circ}34'$  West 231.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES MORE OR LESS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

*To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.*

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

..... and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 200,000.00

<sup>ⓐ</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ☒ The sentence between the symbols<sup>ⓐ</sup>, if not applicable, should be deleted. See ORS 93.030.)

*In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.*

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors

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 FEED 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.

Lenette Seastrom

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Feb 22, 1995,  
by Lorette Seastrom

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.



Donna Marie Etner

Notary Public for Oregon

My commission expires 2-1-1997

STATE OF OREGON, }  
County of \_\_\_\_\_ Klamath. } ss.

I certify that the within instrument was received for record on the 22nd day of March, 1995, at 10:59 o'clock A.M., and recorded in book/reel/volume No. M95 on page 4637 and/or as fee/file/instrument/microfilm/reception No. 95632, Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE  
By Pauline M. Melton Deputy.

**Fee \$ 30.00**