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64855

SPECIAL WARRANTY DEED

K-52684

Vol m98 Page 30641

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM ST. LAURENT and WENDY A. ST. LAURENT, dba ST. LAURENT DEVELOPMENT COMPANY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DONALD T. SEAMAN and SHERRY L. SEAMAN, husband and wife hereinafter called grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 109,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument on August 19, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*See Attached Exhibit "B"

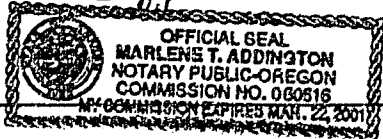
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on August 24, 1993, ss. by John Standard as authorized agent for St. Laurent Development Co.

This instrument was acknowledged before me on August 24, 1993, ss. by John Standard

as Attorney in fact for

of William St. Laurent and Wendy A. St. Laurent



W. Addington
Notary Public for Oregon
My commission expires _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald T. Seaman
2054 Briarwood Road
Santa Maria, CA 93455

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

EXHIBIT "A"

That certain part and parcel of Lots 7 and 8, Block 36, of the Original Town-site of Linkville (now City of Klamath Falls,) in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northerly corner of Lot 8, Block 36, in the City of Klamath Falls (formerly Town of Linkville), Oregon, from which said corner runs Southwesterly along the Northwesterly boundary of said Lot 8 of said Block 36 Sixty-seven feet and four inches to a point on the Northwesterly boundary of said Lot 7 of said Block 36; thence run Southeasterly at right angles to said Northwesterly boundary line of said Lot 7 One-hundred and Twelve (112) feet to a point; thence run Northeasterly parallel with the Northwesterly boundary line of said Lots 7 and 8, Sixty-seven feet and four inches to the Southwesterly boundary line of Fifth Street; thence Northwesterly along said boundary line of Fifth Street One-hundred and Twelve (112) feet to the place of beginning.

CODE 1.1 MAP 3809-32AC TL 2600

EXCEPTIONS:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Original Town-site of Linkville.
3. Easement as disclosed by instrument:
For: An easement up, down, over and across a certain stairway extending from the street entrance on Main Street to the second floor landing in a certain building hereafter to be erected.

Recorded in:

Book: 29
Page: 183

WILLIAM ST. LAURENT

By: William St Laurent

JOHN STODARD

His Attorney-in-fact

John Stoddard

ST. LAURENT DEVELOPMENT COMPANY

By: John Stoddard
JOHN STODDARD

WENDY A. ST. LAURENT

By: Wendy A. St. Laurent

JOHN STODDARD

Her Attorney-in-fact

John Stoddard

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 20th day
of August A.D., 19 98 at 9:42 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 30641.

FEE \$40.00

By Kathleen Rosa
Bernetha G. Letsch, County Clerk