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After Recording Return to:
DIXON H. DUDLEY TRUSTEE
714 Navarone Way
Concord, CA. 94518

State of Oregon, County of Klamath
Recorded 04/09/2004 3:05 p m
Vol M04 Pg 20764
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the following address:
DIXON H. DUDLEY TRUSTEE
Same as Above

WARRANTY DEED
(INDIVIDUAL)

CHARLES H. SEATON, herein called Grantor, convey(s) to DIXON H. DUDLEY TRUSTEE OF THE DIXON H. DUDLEY TRUST, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 7, Block 22, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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, contracts and/or liens for irrigation and/or drainage

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 \$85,000.00.✓
(here comply with the requirements of ORS 93.930)

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 30.930.

Dated: April 7, 2004

Charles H. Seaton
CHARLES H. SEATON

STATE OF OREGON, County of Klamath) ss.

On April 9, 2004 personally appeared the above named CHARLES H. SEATON and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058879

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal



21.00
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