

After Recording Return to:

RICHARD F. SEAWARD and LINDA L. SEAWARD

1600 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

RICHARD F. SEAWARD and LINDA L. SEAWARD

Same As Above

State of Oregon, County of Klamath

Recorded 11/17/04 2:15 p m

Vol M04 Pg 79269

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'04 NOV 17 PM 2:15

Adrien Fleeck
WARRANTY DEED
(INDIVIDUAL)

VENITA A. PERRIN, herein called grantor, convey(s) to **RICHARD F. SEAWARD and LINDA L. SEAWARD, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

The North 50 feet of Lot 324, Block 111, **MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON**, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at an iron pin at the Northeast corner of said Lot 324; thence West 50 feet along the North line of said Lot 324 to an iron pin on the line between Lots 324 and 325 of said Block 111; thence South along said line 50 feet to an iron pin; thence East 50 feet and parallel to the North line of said Lot 324 to an iron pin; thence North 50 feet along the East line of said Lot 324 to the point of beginning.

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 **\$63,900.00**.
(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 11-17-04

Venita A. Perrin
VENITA A. PERRIN

STATE OF OREGON, County of **Klamath**) ss.

On NOV 17, 04 personally appeared the above named **VENITA A. PERRIN** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060260

Before me: Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal

