

05 APR 15 PM 03:00

Vol M05 Page 26563

After Recording Return to:  
**GARRETT D. DONE and SHANNA DONE**  
903 Loma Linda  
Klamath Falls, OR 97601  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**GARRETT D. DONE and SHANNA DONE**  
Same as above

State of Oregon, County of Klamath  
Recorded 04/15/2005 3:30 p m  
Vol M05 Pg 26563  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen 61066 ms*  
**WARRANTY DEED**  
(INDIVIDUAL)

**RICHARD A. SELSETH and EULA N. SELSETH, husband and wife**, herein called grantor, convey(s) to  
**GARRETT D. DONE and SHANNA DONE, husband and wife**, herein called Grantee, all that real property  
situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 29, Block 6, Tract No. 1140, LYNNEWOOD FIRST ADDITION, IN THE CITY OF KLAMATH FALLS,**  
according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**CODE 001 MAP 3808-025DC TL 02000 KEY #425622**

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 **\$45,000.00**.  
(here comply with the requirements of ORS 93.930)

*[Handwritten mark]*  
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 14, 2005**.

*[Signature of Richard A. Selseth]*  
\_\_\_\_\_  
**RICHARD A. SELSETH**

*[Signature of Eula N. Selseth]*  
\_\_\_\_\_  
**EULA N. SELSETH**

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

On April 15, 2005 personally appeared the above named **RICHARD A. SELSETH and EULA N. SELSETH**  
and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061066

Before me: *[Signature of Notary Public]*  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

Official Seal

