

05 APR 15 PM 03:00

Elwin Richard Seaman, Jr.
404 Whitehall, Apt. A
Alameda, CA 94501

Grantor's Name and Address

Donald T. Seaman
700 B South Broadway
Santa Maria, CA 93454

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Donald T. Seaman
700 B South Broadway
Santa Maria, CA 93454

Until requested otherwise, send all tax statements to:

Donald T. Seaman
700 B South Broadway
Santa Maria, CA 93454

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State of Oregon, County of Klamath
Recorded 04/15/2005 3:36 p.m.
Vol M05 Pg 26639-40
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

YST 005-74

BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS that Elwin Richard Seaman, Jr., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Donald T. Seaman, as owner in fee simple, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath, County, State of Oregon, described as follows, to-wit:

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 TL2600

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.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is other good and valuable consideration. 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 8th day of September, 2004; if grantor is a corporation, 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 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.

Elwin Richard Seaman, Jr.
Elwin Richard Seaman, Jr.

STATE OF CALIFORNIA, County of _____) ss.

This instrument was acknowledged before me on _____, 2004,

by Elwin Richard Seaman, Jr.

as Grantor

Notary Public for California

* See All Purpose California Ack.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

26640

State of California

County of San Francisco } ss.

On 9-08-2004 before me, Lauren Rae Sambrano

personally appeared Elwin Richard Seaman, Jr

Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Lauren Rae Sambrano
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: 9-8-2004 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Same as above

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

