

05 APR 15 PM 3:05

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State of Oregon, County of Klamath  
Recorded 04/15/2005 3:36pm  
Vol M05 Pg 26642  
Linda Smith, County Clerk  
Fee \$ 21<sup>00</sup> # of Pgs 1

Sherry L. Waugh, fna: Sherry L. Seaman  
712 Honeygrove Lane  
Nipomo, CA 93433

**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

*1st C05-76*

**BARGAIN AND SALE DEED**

KNOW BY ALL THESE PRESENTS that Sherry L. Waugh, fna: Sherry L. Seaman, 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 pont 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

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 - Marital Settlement Agreement. 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 21 day of March, 2005; 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.

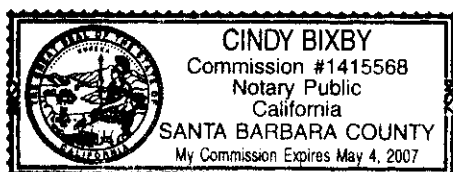
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

*Sherry L. Waugh*  
Sherry L. Waugh, fna: Sherry L. Seaman

STATE OF CALIFORNIA, County of Santa Barbara ss.

This instrument was acknowledged before me on March 21, 2005,

by Sherry L. Waugh, fna: Sherry L. Seaman, as Grantor.



*Cindy Bixby*  
Notary Public for California  
My Commission Expires: May 4, 2007

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