

M06-08379

Klamath County, Oregon

04/28/2006 02:51:35 PM

Pages 1 Fee: \$21.00

After Recording Return to:

QUINTIN MC BAIN and PAULA MC BAIN
8303 Rocking horse Lane
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

Same as Above

ASPEN: 63186 MS

WARRANTY DEED
(INDIVIDUAL)

CATHARINA MEEWIS SEABERRY, TRUSTEE OF THE CATHARINA MEEWIS SEABERRY LIVING TRUST DATED OCTOBER 09, 1990, herein called grantor, convey(s) to QUINTIN MC BAIN and PAULA MC BAIN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 3 and 4, Block 2, RIVERSIDE ADDITION TO KENO, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 021 MAP 3908-031CO TL 03300 KEY #500666

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 **\$198,900.00**. The execution of this Deed directly to the Grantee named herein is done at the direction of IPX Services, Inc. as part of tax deferred exchange for the benefit of the Grantor named herein.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated April 25, 2006.

CATHARINA MEEWIS SEABERRY LIVING TRUST

BY: CATHARINA MEEWIS SEABERRY,

TRUSTEE

TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On April 26, 2006 personally appeared the above named Catharina Meewis Seaberry and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063186

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

