

M06-13774

Klamath County, Oregon

07/07/2006 02:49:34 PM

Pages 2 Fee: \$26.00

After Recording Return to:

CANDICE S. SONERHOLM

3627 Beverly Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CANDICE S. SONERHOLM

3627 Beverly Drive

Klamath Falls, OR 97603

Aspen 6352484
WARRANTY DEED
(INDIVIDUAL)

RICHARD F. SEAWARD and LINDA L. SEAWARD, herein called grantor, convey(s) to CANDICE S. SONERHOLM and ERIC A. SONERHOLM, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

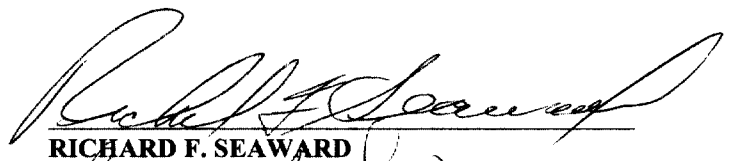
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$104,900.00**.
(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 JULY 06, 2006.


RICHARD F. SEAWARD


LINDA L. SEAWARD

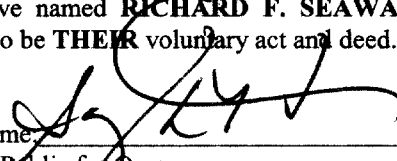
STATE OF OREGON, County of KLAMATH) ss.

On JULY 6, 2006 personally appeared the above named RICHARD F. SEAWARD and LINDA L. SEAWARD 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.: 00063524

Before me, 
Notary Public for Oregon
My commission expires: 2-19-2010

Official Seal

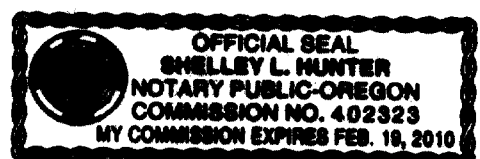


Exhibit A

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.

CODE 001 MAP 3809-033AC TL 02800 KEY #480143