



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009287
Klamath County, Oregon
10/17/2025 08:30:01 AM
Fee: \$92.00

After recording return to:
Donald Seaman
PO Box 801
Santa Maria, CA 93456

Until a change is requested all tax statements shall be sent to the following address:
Donald Seaman
PO Box 801
Santa Maria, CA 93456
File No. 1029811

STATUTORY WARRANTY DEED

John R. Duran and Michelle R. Duran, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Donald Seaman ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A part of Lots 21 and 22, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

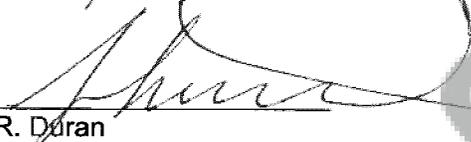
Beginning at a point 75 feet Southeasterly from the Southwest corner of Lot 23 of Block 21, Industrial Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the lot lines of Lots 20 and 21 and at right angles with Martin Street 50 feet; thence Northwesterly and parallel with Martin Street 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue 50 feet to the North line of Martin Street; thence Southeasterly along the North line of Martin Street 37 1/2 feet to the point of beginning.

The consideration paid for the transfer is \$50,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

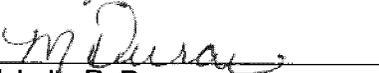
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 10/16/2025



John R. Duran

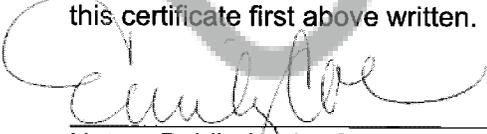


Michelle R. Duran

State of Oregon } ss
County of Klamath }

On this 16th day of October, 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared John R. Duran and Michelle R. Duran, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/8/2029

