

NA 92589 12-19-94P01:41 RCVD MTC 34335 Vol. 94 Page 38160

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GARN GRANT HARRIS and MARYLOU HARRIS as TENANTS IN COMMON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. SEVERIN, AN ESTATE IN FEE SIMPLE.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Exact legal description: Lot 11 and 12, Block 18, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 1335, 1337, 1343 and 1345 Pleasant Avenue, Klamath Falls, OR 97601

Tax Account No.: 3809-029CA-15400

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 145,928.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of December, 1994; if a corporate grantor, 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 93.030.

GARN GRANT HARRIS

MARYLOU HARRIS

STATE OF TEXAS, County of Montgomery ss.

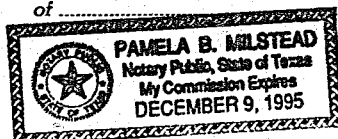
This instrument was acknowledged before me on December 7, 1994, by GARN GRANT HARRIS

This instrument was acknowledged before me on , 19 ,

by

as

of



My commission expires

Notary Public for Texas 12/9/95

Garn and Marylou Harris

54 Winter Wheat Pl.

The Woodland, TX 77381

Grantor's Name and Address

James M. Severin

2627 Krystan Court N.E.

Salem, OR 97381

Grantee's Name and Address

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

James M. Severin

2627 Krystan Court N.E.

Salem, OR 97305

Until requested otherwise send all tax statements to (Name, Address, Zip):

same

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

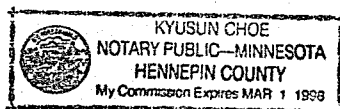
STATE OF Minnesota }  
 County of Hennepin } ss.

FORM NO. 23 — ACKNOWLEDGMENT  
 STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 10<sup>th</sup> day of Dec., 1994,  
 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
 named MARYLOU HARRIS

known to me to be the identical individual described in and who executed the within instrument and  
 acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
 my official seal the day and year last above written.



[Signature]  
 Notary Public for  
 My Commission expires Mar 1 '98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day  
 of Dec A.D., 19 94 at 1:41 o'clock P M., and duly recorded in Vol. M94  
 of Deeds on Page 38100.

FEE \$35.00

Evelyn Biehn - County Clerk  
 By [Signature]