

DENNIS C. ABEL and PATRICIA J. ABEL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
JAMES M. SEVERIN, A SINGLE PERSON,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

Lots 20, 21, 22, Block 11, SOUTH CHILOQUIN ADDITION, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said 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.

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.

The true and actual consideration for this conveyance is \$ 170,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 36358 Modoc Pt. Rd. Chilquin, OR. 97624

Dated this 25 day of June, 1996.

Dennis C. Abel  
DENNIS C. ABEL

Patricia J. Abel  
PATRICIA J. ABEL

# NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

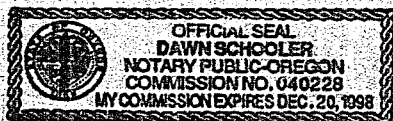
COUNTY OF Klamath

SS. June 25 19 96

Personally appeared the above named

DENNIS C. ABEL AND PATRICIA J. ABEL

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT38241-KR

Return to:

JAMES M. SEVERIN

36358 Modoc Pt. Rd.  
Chilquin, OR. 97624

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 25th day of June A.D. 19 96  
at 3:24 o'clock PM. and duly recorded  
in Vol. M96 of Deeds Page 18868.

Bernetha G. Letsch, County Clerk

By [Signature]

Fee, \$30.00

Deputy.