

20799

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WARRANTY DEED

#03044830
AFTER RECORDING RETURN TO:

JIM SEVERIN
36358 MODOC POINT ROAD
CHILOQUIN, OR 97624

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JAMES F. CLARKE AND ASSOCIATES, INC. PENSION PLAN AND TRUST
#59-194-3963, hereinafter called GRANTOR(S), convey(s) to JIM
SEVERIN, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE IN PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

"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 30.390."

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, 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
\$40,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 14th day of June, 1996.

JAMES F. CLARKE AND ASSOCIATES, INC. PENSION PLAN AND TRUST #59-194-3963

BY: [Signature] TITLE

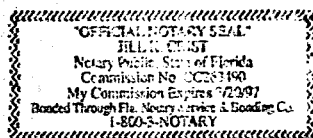
BY: [Signature] TITLE

STATE OF FLORIDA)
County of Pine) ss.

The foregoing instrument was acknowledged before me this 27th day
of June, 1996, by

_____ of
JAMES F. CLARKE AND ASSOCIATES, INC. PENSION PLAN AND TRUST
#59-194-3963, on their behalf.

Before me: [Signature]
Notary Public for Florida
My commission expires: 3/21/97



101-3 JUL 1996

19774

Part of Government Lots 10 and 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point that is on the Westerly right of way of the old Dalles-California Highway and which point is North 99.66 feet from the intersection of the Westerly right of way line of said Highway and the North line of Government Lot 15; thence South along said right of way line 100 feet; thence Westerly at right angles to said Highway to the East bank of Upper Klamath Lake, also known as Agency Lake; thence Northerly along said Lake to its intersection with a line that is parallel to and 99.66 feet North of the North line of Government Lot 15; thence East along said line to the Westerly right of way line of aforesaid Highway and the true point of beginning.

CODE 118 MAP 3507-7BD TL 1500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of July A.D., 19 96 at 11:01 o'clock AM., and duly recorded in Vol. M96
of Deed on Page 19773.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell