

96 OCT 22 P3:33



STATE OF OREGON, ss.
County of Klamath
WARRANTY DEED

Filed for record at request of:

ATC. NO. 03045353
AFTER RECORDING RETURN TO:
JIM SEVERIN
36358 Modoc Pt RD
Chiloquin, OR.
97624

Aspen Title & Escrow
on this 22nd day of Oct. A.D., 19 96
at 3:33 o'clock P. M. and duly recorded
in Vol. M96 of Deeds Page 33467
Bernetha G. Letsch County Clerk
By Bernetha G. Letsch

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

Fee, \$30.00

Deputy.

DORIS C. WILSON,
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:

Lots 14, 15 and 16, PONDEROSA PARK, in the County of Klamath,
State of Oregon.

CODE 12 MAP 3507-3AB TL 6900

"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, 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
\$8,500.00.

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 16th day of October, 1996.

Doris C. Wilson
DORIS C. WILSON

STATE OF ~~OREGON~~ ^{California} County of ~~Klamath~~ ^{Contra Costa} ss.

On October 16, 1996, personally appeared DORIS C. WILSON
who acknowledged the foregoing instrument to be her voluntary
act and deed.

Bernetha Jean McKeon
Notary Public for State of California
My Commission Expires: 4/10/99

