



98 JAN 20 AM 11:30 471169
WARRANTY DEED

AFTER RECORDING RETURN TO:
JIM SEVERIN
36358 Modoc Point Rd.
Chiloquin, OR 97624

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

TEZEA COLLINS, formerly known as Tezea Mills, hereinafter
called GRANTOR(S), convey(s) and warrants to JIM SEVERIN,
hereinafter called GRANTEE(S), all that real property situated
in the County of KLAMATH, State of Oregon, described as:

Lot 17, Block 7, ARROWHEAD VILLAGE, in the County of Klamath,
State of Oregon.

CODE 8 MAP 3606-3AA TL 1600

"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
\$4,500.00.

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

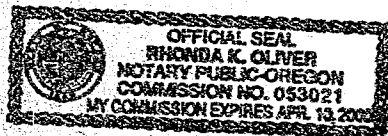
IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of January, 1998.

Tezea Collins
TEZEA COLLINS FORMERLY KNOWN AS
TEZEA MILLS

STATE OF OREGON, County of Klamath)ss.

On January 19, 1998, personally appeared Tezea Collins, who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of January A.D., 19 98 at 11:30 o'clock A.M., and duly recorded in Vol. 1198
of Deeds on Page 1650

FEE \$30.00

By Bernetha G. Leach, County Clerk
Rosalyn Rosa