

'98 SEP 22 P3:24

45382-KA Vol. 1798 Page 34801
WARRANTY DEED

CLYDE A. SEVERSON and SUSAN C. SEVERSON, Trustees of the CLYDE ALVIN SEVERSON TRUST, and TIMOTHY SNOPL, Grantors, hereby convey and warrant to FERMIN PENA-RAMIREZ, Grantee, all their interest in the following described real property, free of encumbrances except as specifically set forth herein:

Lots 11 and 12, Block 37, MALIN, in the County of Klamath, State of Oregon

Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Malin.

2. Conditions, restrictions as shown on the recorded plat of Malin and supplemental plats of Malin.

The true and actual consideration for this transfer is \$ 25,000.00.

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.

After recording, please forward this document and all tax statements to the following address:

Fermin Pena-Ramirez
2329 Railroad
Malin, OR 97632

DATED this 6th day of January, 1993.

CLYDE ALVIN SEVERSON TRUST

By: Clyde A. Severson, trustee

CLYDE ALVIN SEVERSON TRUST

By: Susan C. Severson, trustee

Timothy Snopl
Timothy Snopl

STATE OF OREGON, County of Jackson)ss.

Personally appeared the above named Clyde A. Severson and Susan C. Severson, trustees of the Clyde Alvin Severson Trust, and acknowledged the foregoing instrument to be the voluntary act and deed of said trust.

PUBLIC BEFORE ME:

Diana Jacobsen
Notary Public for Oregon
My Commission Expires: 8-2-93

STATE OF OREGON, County of Jackson)ss.

Personally appeared the above named Timothy Snopl and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Diana Jacobsen
Notary Public for Oregon
My Commission Expires: 8-2-93

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DEEDS

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of Sept A.D., 19 98 at 3:24 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 34801

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

THIS DEED WAS PREPARED BY THE AMERITITLE COMPANY, INC., A CORPORATION OF THE STATE OF OREGON, AND WAS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 22ND DAY OF SEPTEMBER, 1998, AT 3:24 P.M., AND WAS DULY RECORDED IN VOLUME M98, PAGE 34801.

WITNESSED MY HAND AND SEAL OF OFFICE, AT MEDFORD, OREGON, THIS 22ND DAY OF SEPTEMBER, 1998.

Bernetha G. Letsch

County Clerk

My Comm. Expires 12/31/99

NOTARY PUBLIC

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