

<p>69885      '98 NOV 17 P154</p> <p><b>DONALD BASEY</b>                  280 Meadows Lane                  Eagle Point, Oregon  <small>Grantor's Name and Address</small></p> <p>_____  <small>Grantor's Name and Address</small></p> <p>After recording, return to (Name, Address, Zip):  <b>CLYDE SEVERSON</b>                  1331 N Modoc ave                  Medford, Or 97504</p> <p>Until requested otherwise, send all tax statements to (Name, Address, Zip):                  Same</p>	<p>Vol. <u>M98</u> Page <u>41999</u></p> <p>STATE OF OREGON,                  County of <u>Klamath</u> } ss.</p> <p>I certify that the within instrument was received for record on the <u>17th</u> day of <u>November</u>, 19<u>98</u>, at <u>1:54</u> o'clock <u>P.M.</u>, and recorded in book/reel/volume No. <u>M98</u> on page <u>41999</u> and/or as fee/file/instrument/microfilm/reception No. <u>69885</u>, Record of Deeds of said County.</p> <p>Witness my hand and seal of County affixed.</p> <p><u>Bernetha G. Letsch, Co. Clerk</u>  <small>NAME TITLE</small></p> <p>By <u>Kathleen Rose</u>, Deputy.</p> <p>Fee: \$30.00</p>
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WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DONALD BASEY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by CLYDE ALVIN SEVERSON TRUST, CLYDE A SEVERSON AND SUSAN C SEVERSON TRUSTEES A 50% and to Donald Basey a 50% undivided interest. hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 242, 243, 244, and 245 of the Southerly Portion of Tracts B and C, Frontier Tracts, A platted portion of Klamath County, Oregon According to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): \_\_\_\_\_ easements of record

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,000.00. ☒ However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☒ and ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 9th day of November, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Don Basey

STATE OF OREGON, County of Jackson ) ss.  
 This instrument was acknowledged before me on November 6, 1998,  
 by Don Basey  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
 by \_\_\_\_\_  
 as \_\_\_\_\_



Diana Jacobsen  
 Notary Public for Oregon  
 My commission expires 8-2-01

302A