



WARRANTY DEED

Escrow NO.: 02049831
AFTER RECORDING RETURN TO:

James M. Severin

36358 Modoc Dr. Rd.
Chiloquin OR 97624

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

BENJAMIN HICKEY and ELIZABETH HICKEY hereinafter called
GRANTOR(S), convey(s) to JAMES M. SEVERIN hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

~~PLEASE SEE EXHIBIT "A" ATTACHED HERETO FOR AMENDED LEGAL DESCRIPTION
Government Lot 19, that portion of Lot 21 lying East of the
Highway, Lot 22 and those portions of Lots 27 and 28 lying East
of the Highway, All in Section 20, Township 35 South, Range 7
East of the Willamette Meridian, in the County of Klamath,
State of Oregon.~~

~~CODE 118 & 138 MAP 3507-2900 TAX LOT 100 CODE 138 & 118 MAP
3507-2900 TAX LOT 100~~

"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
\$140,000.00.

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 23rd day of June 1999.

Benjamin Hickey
BENJAMIN HICKEY

Elizabeth Hickey
ELIZABETH HICKEY

STATE OF California, County of Marin ss.

On this 27th day of June, 1999, personally appeared the above
named Benjamin Hickey and Elizabeth Hickey and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Howard Salkin
Notary Public for California
My Commission Expires: 6/25/03

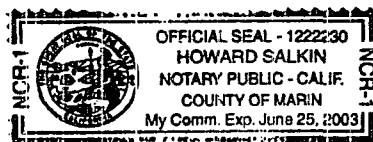


EXHIBIT "A"

Government Lot 19, that portion of Lot 21 lying East of the Highway, Lot 22, those portions of Lots 27 and 30 lying East of the Highway, And that portion of Government Lot 20 lying East of the Easterly right of way line of the existing highway. All in Section 29, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 118 & 138 MAP 3507-29CO TL 100
CODE 138 & 118 MAP 3507-29CO TL 100
code 118 MAP 3507-29CO TL 200

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:31 p. m.
In Vol. M99 Page 26202
Linda Smith,
County Clerk Fee \$ 35 KR