



## WARRANTY DEED

Escrow NO.: 01050542  
 AFTER RECORDING RETURN TO:  
 James Severin

*36368 Modoc Pt. Rd.  
 Chiloquin, OR 97624*

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

Clifford G. Owen and Penny E. Owen, hereinafter called  
 GRANTOR(S), convey(s) to James Severin, hereinafter called  
 GRANTEE(S), all that real property situated in the County of  
 Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

"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  
 \$46,000.00.

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 20th day of December 1999.

X *Clifford G. Owen*  
 CLIFFORD G. OWEN

X *Penny E. Owen*  
 PENNY OWEN

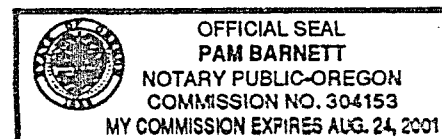
STATE OF OREGON, County of Klamath)ss.

On December 20th, 1999, personally appeared Clifford G. Owen  
 and Penny E. Owen who acknowledged the foregoing instrument to  
 be their voluntary act and deed.

*Pam Barnett*

Notary Public for OREGON

My Commission Expires: Aug. 24, 2001



## EXHIBIT "A"

Parcel 1 of Minor Partition No. 42-90, being a portion of all that portion of the now vacated CHILOQUIN ACRES lying Southwesterly of West Chocklout Street (State Highway 422 North) and Southeasterly of the Northwestern line of the now vacated Forest Avenue, situated in the NW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 138 MAP 3407-3480 TL 3200  
CODE 138 MAP 3407-3480 TL 3000

State of Oregon, County of Klamath  
Recorded 12/21/99, at 10:08 a.m.  
In Vol. M99 Page 49977  
Linda Smith,  
County Clerk Fee \$ 35<sup>00</sup>