

200 MAR -9 AM 11:23

MT50238-LW  
WARRANTY DEED

Vol M00 Page 7618

TEZEA C. COLLINS,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

JIM SEVERIN,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SECTION 17, TOWNSHIP 35 SOUTH,  
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3510-01700-01100-000

256109

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

"SUBJECT TO A TRUST DEED DATED JANUARY 20, 1999 AND RECORDED JANUARY 29, 1999 MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF RICHARD C. KEMPTON AS BENEFICIARY, WHICH THE BUYER AGREES TO ASSUME AND PAY."

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

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.

The true and actual consideration for this conveyance is 18,000.00.

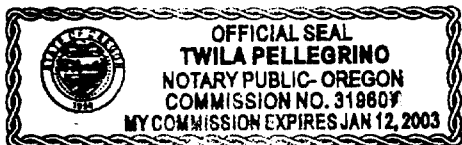
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 36358 MODOC PT. RD. CHILOQUIN, OR 97624

Dated this 09 day of MARCH, 00.

TEZEA C. COLLINS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 9, 2000 by TEZEA C. COLLINS.



Twila Pellegrino  
(Notary Public for Oregon)

My commission expires 1-12-2003

ESCROW NO. MT50238-LW

Return to:

JIM SEVERIN  
36358 MODOC PT. RD.  
CHILOQUIN, OR 97624

State of Oregon, County of Klamath  
Recorded 3/09/00, at 11:23 a. m.  
In Vol. M00 Page 7618  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00  
m