

2001 FEB 16 PM 3: 57

mtc 93223-LW  
WARRANTY DEED

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THOMAS B. CARNAHAN and ELIZABETH A. CARNAHAN, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES M. 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 E1/2 OF THE NW1/4 OF THE SE1/4 OF SECTION 17, TOWNSHIP 35 SOUTH,  
RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

3510-01700-01200-000

256083

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:  
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 25,000.00.

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

Dated this 16<sup>th</sup> day of FEBRUARY, 2001.

Thomas B. Carahan  
THOMAS B. CARNAHAN

Elizabeth A. Carahan  
ELIZABETH A. CARNAHAN

BY: Thomas B. Carahan

THOMAS BY CARNAHAN, HER ATTORNEY IN  
FACT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 16, 2001 by  
THOMAS B. CARNAHAN FOR HIMSELF AND FOR ELIZABETH A. CARNAHAN AS HER ATTORNEY IN  
FACT.



(Notary Public for Oregon)

commission expires 11/20/2003

ESCROW NO. MT53223-LW

Return to:

JAMES M. SEVERIN  
36358 MODOC POINT ROAD  
CHILOQUIN, OR 97624

State of Oregon, County of Klamath  
Recorded 02/16/01, at 3:57 p.m.  
In Vol. M01 Page 6481  
Linda Smith,  
County Clerk Fee \$ 21.00