

After Recording Return to:

JAMES M. SEVERIN

36358 Modoc Point Road

Chiloquin, Or 97624

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES M. SEVERIN

36358 Modoc Point Road

Chiloquin, Or 97624

**WARRANTY DEED**  
(INDIVIDUAL)

**GORDON W. BETTLES and FLORA E. BETTLES**, herein called grantor, convey(s) to **JAMES M. SEVERIN**, an Estate in Fee Simple 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...**

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 **\$112,000.00**.  
(here comply with the requirements of ORS 93.930)

**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.**

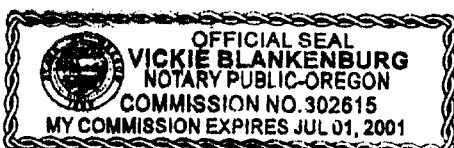
Dated 5/18/01

*Gordon W. Bettles*  
GORDON W. BETTLES

*Flora E. Bettles*  
FLORA E. BETTLES

STATE OF OREGON, County of Klamath) ss.

On May 18, 2001 personally appeared the above named **GORDON W. BETTLES and FLORA E. BETTLES** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

*Vickie Blankenburg*  
Notary Public for Oregon  
My commission expires:

7/01/01

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00052800

EXHIBIT "A"

A tract of land situated in Section 7, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE 1/4 NW 1/4 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 600 feet along said line to a point; thence due West to a point in the West line of the Dalles-California Highway, being the true point of beginning; thence from this point, due West 300 feet, more or less, to the lakeshore line; thence along said lakeshore in a Southwesterly direction, 100 feet, more or less, to a point; thence due East to a point on the West line of the Dalles-California Highway; and thence along said West line of the Dalles-California Highway in a Northeasterly direction to the place of beginning.

CODE 118 MAP 3507-7BD TL 900

State of Oregon, County of Klamath  
Recorded 05/18/01, at 10:46 a.m.  
In Vol. M01 Page 22938  
*Linda Smith,*  
County Clerk Fee\$ 26.00