



THIS SPACE RESERVED FOR RECORDER'S USE

MT 57678-KR

Vol M02 Page 40537

After recording return to:

RICHARD H. SEVERSON
3880 DUPONT STREET
ANDERSON, CA 96007

Until a change is requested all
tax statements shall be sent to
the following address:

RICHARD H. SEVERSON
3880 DUPONT STREET
ANDERSON, CA 96007

Escrow No. MT57678-KR
Title No. _____

State of Oregon, County of Klamath
Recorded 07/17/2002 10:53 a.m.
Vol M02, Pg 40537-38
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

'02 JUL 17 AM10:53

WARRANTY DEED

LELAND L. HOUCK and JANICE K. HOUCK, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RICHARD H. SEVERSON

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY #91395 4009-00200-01300-000

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.

The true and actual consideration for this conveyance is \$ **250,000.00.**

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 this 15th day of July, 2002.

Leland L. Houck
LELAND L. HOUCK
Janice K. Houck
JANICE K. HOUCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2002 by
LELAND L. HOUCK AND JANICE K. HOUCK.

Kristil L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

40538

The E1/2 SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, together with any and all easements appurtenant thereto, including that certain easement over the lands adjudged to belong to Stella E. Williams, by decree of the Circuit Court of the State of Oregon, for the County of Klamath, dated March 11, 1938, in that certain suit entitled Stella E. Williams vs. Frances George Williams, being Equity No. 5187; said easement being mentioned in said decree which was recorded in Journal No. 26, at page 405, thereof.

EXCEPTING THEREFROM:

Commencing at the Southwest corner of the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet to the true point of beginning.

ALSO an easement for irrigation pipeline purposes over and across the following described tract: commencing at the Southwest corner of the SE1/4 of the SW1/4 of said Section 2, thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the true point of beginning; thence Easterly along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the West boundary of the SE1/4 of the SW1/4 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the SE1/4 of the SW1/4; thence South, along said West boundary 10.00 feet to the true point of beginning.