

03 JAN 31 PM 1:20

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:  
**JAMES M. SEVERIN**  
**36358 MODOC POINT ROAD**

Vol M03 Page 06092

**CHILOQUIN, OR. 97624**

State of Oregon, County of Klamath  
 Recorded 01/31/2003 11:20 A.m.  
 Vol M03 Pg 6092  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements  
 shall be sent to the following address:  
**JAMES M. SEVERIN**  
 Same as Above

**BARGAIN AND SALE DEED**

*KNOW ALL MEN BY THESE PRESENTS, That JAMES M. SEVERIN AND TERRI L. MAIDEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES M. SEVERIN, AN ESTATE IN FEE SIMPLE, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:*

**The Southerly one-half of Lot 9 in Section 7, Agency Lake, Klamath County, Oregon, being approximately 300 feet along State Highway 427 and thence right angles to Shore of Agency Lake, the whole of said property being described as follows:**

**Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence Southwesterly along the meanderline, approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by Deed dated May 23, 1936 approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Clair Knight by Deed mentioned above.**

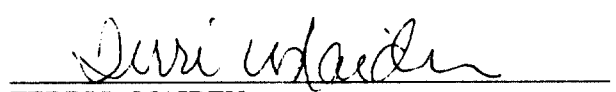
**EXCEPTING THEREFROM that portion lying within State Highway 427.**

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$To Convey Title Only.  
 (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.**

*In Witness Whereof, the grantor has executed this instrument January 27, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

  
**JAMES M. SEVERIN**

  
**TERRI L. MAIDEN**

STATE OF OREGON, )  
 ) ss.  
 County of Klamath )

*The foregoing instrument was acknowledged before me this 27th day of January, 2003, by James M. Severin and Terri L. Maiden.*

  
 Notary Public for Oregon

(SEAL)

My commission expires: 7/01/05

STATE OF OREGON, County of ) ss.  
 The foregoing instrument was acknowledged before me this )  
 , by , president, and by )  
 secretary of a corporation, on behalf )  
 of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)  
 (If executed by a corporation,  
 affix corporate seal)

**BARGAIN AND SALE DEED**  
**JAMES M. SEVERIN AND TERRI L. MAIDEN , as grantor**  
**and**  
**JAMES M. SEVERIN, as grantee**

This document is recorded at the request of:  
**Aspen Title & Escrow, Inc.**  
**525 Main Street**  
**Klamath Falls, OR 97601**  
**Order No.: 00056275**

