

03 FEB 19 AM 11:38

ASPEN 56533

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After Recording Return to:

KURT R. AMMANN

GAIL WONG

17607 Mines Rd.

Livermore, CA 94550

State of Oregon, County of Klamath

Recorded 02/19/2003 11:38 a m.

Vol M03 Pg 09921

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:

KURT R. AMMANN

GAIL WONG

Same as Above

WARRANTY DEED

(INDIVIDUAL)

[Signature]
JIM SEVERIN AS TO PARCEL 1 AND JAMES M. SEVERIN AS TO PARCEL 2, herein called grantor, convey(s) to KURT R. AMMANN and GAIL WONG, all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

The SE 1/4 NE 1/4 and the NE 1/4 SE 1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The E 1/2 of the NW 1/4 of the SE 1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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 \$85,000.00.
(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 February 12, 2003

[Signature]
JAMES M. SEVERIN

STATE OF OREGON, County of Klamath) ss.

On February 12, 2003 personally appeared the above named JAMES M. SEVERIN and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00056533

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 3-22-2005

Official Seal

