

Vol M03 Page 18441

State of Oregon, County of Klamath
 Recorded 03/26/2003 3:19 Pm.
 Vol M03 Pg 18441-413
 Linda Smith, County Clerk
 Fee \$ 31 # of Pgs 3

AFTER RECORDING MAIL TO:

Name James M. Severin

Address ~~618 Lytton Street~~ 36358 Modoc Point RoadCity, State, Zip ~~Klamath Falls, OR 97601~~ - Chiloquin, Or
97624

Esc. #30509A

Special Warranty Deed

THE GRANTOR Wells Fargo Home Mortgage Inc for and in consideration of

(\$)

in hand paid, grants, bargains, sells, conveys, and confirms to

James M. Severin, An Estate in fee simple

the following described real estate, situated in the County of KLAMATH, State of Oregon:

The Easterly 55 feet of Lots 5 and 6 in Block 65 of LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any, of record.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT " A " WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): 185819

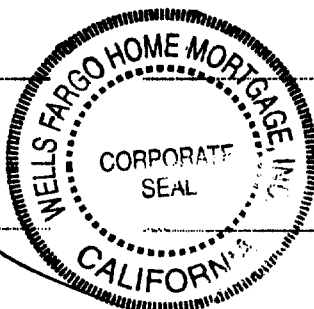
The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

Dated :

Wells Fargo Home Mortgage, Inc.

By:

Nancy Brownley
 Nancy Brownley
 Assistant Vice President



STATE OF Maryland
COUNTY OF Fredrick } ss

I certify that I know or have satisfactory evidence that Nancy Brownley is the person who appeared before me, and said person acknowledged that he/she/they signed this instrument, on oath stated that he/she/they authorized to execute the instrument and acknowledged it as the Asst. Vice President of Wells Fargo Home Mortgage Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/25/03

Amber Taber
Notary Public in and for the State of MARYLAND
Residing at Public State of Maryland
My appointment expires: September 10, 2005

18443

EXHIBIT "A"

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.

