



525 Main Street
Klamath Falls, Oregon 97601

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State of Oregon, County of Klamath
Recorded 11/05/03 3:24 P m
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Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

After recording return to:
James Severin
36358 Modoc Point Road
Chiloquin, OR 97624

ATE 58184 Special Warranty Deed

Beneficial Oregon, Inc. DBA Beneficial Mortgage Company

, Grantor, conveys and specially warrants to
James Severin

, Grantee, the following described real property free of encumbrances created or suffered by the grantor, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows:

Lots 1, 2 and 3, Block 11, CHILQUIN DRIVE ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

This property is free of encumbrances created or suffered by the Grantor, EXCEPT:

The true consideration for this conveyance is \$ 20,500.00 (here comply with the requirements of ORS 93.030)

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:
Beneficial Oregon, Inc. DBA Beneficial Mortgage Company

By: David M. Zimmerman David M. Zimmerman
California Los Angeles Asst. Vice President
State of Oregon, County of Klamath } ss.

This instrument was acknowledged before me on the 4th day of November, 2003
by

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

B. Carruthers
Notary Public for the State of Oregon California
My commission expires 9-30-05

