

04 AUG 6 AM 10:51

NTC-65368

After recording return to:



AmeriTitle, Inc.
P.O. Box 1609
2365 NW Kline St., Suite 101
Roseburg, OR 97470 00061413

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

RANDALL S. SEVERSON
PO Box 54
Crescent, OR 97733

This space reserved for recorder's use

Vol M04 Page 51641

State of Oregon, County of Klamath
Recorded 08/06/04 10:51 a m
Vol M04 Pg 51641-42
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

THE WOODSMAN COUNTRY LODGE, LLC, who acquired title as **THE WOODSMAN MOTOR LODGE, LLC**, Grantor, conveys and warrants to **RANDALL S. SEVERSON**, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in **KLAMATH** County, Oregon, to wit:

See attached Exhibit "A"

This property is free from encumbrances, **EXCEPT**: ALL THOSE ITEMS OF RECORD, IF ANY, AS OF THE DATE OF THIS DEED AND THOSE SHOWN BELOW, IF ANY:

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.

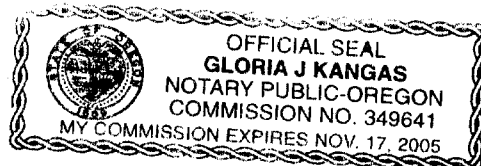
The true consideration for this conveyance is \$600,000.00. (Here comply with the requirements of ORS 93.030)

Dated July 29, 2004.

THE WOODSMAN COUNTRY LODGE, LLC

Charles B. O'Neal
CHARLES B. O'NEAL, Member

Jeanne R. O'Neal
JEANNE R. O'NEAL, Member



STATE OF OREGON

COUNTY OF Deschutes } SS:

This instrument was acknowledged before me on July 29, 2004
by CHARLES B. O'NEAL and JEANNE R. O'NEAL
as Members
of THE WOODSMAN COUNTRY LODGE, LLC

Gloria J. Kangas
Notary Public for Oregon
My commission expires Nov. 17, 2005

ORSTWD

2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the ORIGINAL TOWN OF CRESCENT, Oregon, being a portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being all, or a portion of those parcels conveyed to Douglas E. Stumbaugh and Billie Jean Stumbaugh, husband and wife, by Deed Volumes M70, page 8697, M72, page 7232 and M74, page 6948, Microfilm Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northwesterly right-of-way line of the Dalles-California Highway (U.S. #97), as the same is presently located and constructed, which bears Northeasterly along said right-of-way a distance of 485.0 feet from its intersection with the Northeasterly line of Ward Street in said TOWN OF CRESCENT, said beginning point being the most Southerly corner of Parcel 2 in Deed Volume M70, page 8697, Microfilm Records of Klamath County, Oregon; thence continuing Northeasterly along said Highway right-of-way a distance of 205.0 feet to a point, said point being Southwesterly along said Highway right-of-way a distance of 30.0 feet from the most Easterly corner of Parcel described in Deed Volume M74, page 6948, Microfilm Records of Klamath County, Oregon; thence Northwesterly at right angles to said Highway a distance of 255.0 feet to the Southeasterly line of Riverview Street in said TOWN OF CRESCENT; thence Southwesterly along said Southeasterly line a distance of 205.0 feet to the most Westerly corner of Parcel described in Deed Volume M72, page 7232, Microfilm Records of Klamath County, Oregon; thence Southeasterly at right angles to said Highway a distance of 255.0 feet, more or less, to the point of beginning.

Account No.: 2409-030CA-00800-000

Key No.: 820017