

04 AUG 20 PM 2:12

After Recording Return to:  
**JAMES M. SEVERIN**  
36358 Madoc Point Rd  
Chiloquin, OR 97624  
Until a change is requested all tax statements  
Shall be sent to the following address:  
**JAMES M. SEVERIN**  
Same As Above

**State of Oregon, County of Klamath**  
Recorded 08/20/04 2:12 P m  
Vol M04 Pg 55162  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

*Aspen: 59725AF*  
**WARRANTY DEED**  
(INDIVIDUAL)

**JOSEPH A. ANELLO**, herein called grantor, convey(s) to **JAMES M. SEVERIN, AN ESTATE IN FEE SIMPLE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**Lot 33 and the Easterly 11 feet of Lot 32, ROSELAWN SUBDIVISION of Block 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

**TOGETHER WITH** the vacated portion of Oregon Avenue lying Easterly of said Lot 33, and also the Southerly one-half of the vacated alley lying North of and adjacent to said Lot 33 and the said Easterly 11 feet of said Lot 32.

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 **\$43,000.00**.  
(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 8-17-04

*Joseph A. Anello*  
**JOSEPH A. ANELLO**

*Marvin*  
STATE OF OREGON, County of **Klamath** ss.

On 8/17/04 personally appeared the above named **JOSEPH A. ANELLO** and acknowledged the foregoing instrument to be **Their/his/her** 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.: 00059725

Before me, *[Signature]*  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
  
Official Seal

