

M05-68868

Klamath County, Oregon

11/10/2005 03:04:21 PM

Pages 1 Fee: \$21.00

After Recording Return to:

JAMES M. SEVERIN

36358 Modoc 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

WARRANTY DEED

(INDIVIDUAL)

ATE- 62368 AF

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

Parcel 1 of Land Partition 43-92, situated in the E 1/2 W 1/2 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING the following described parcel:

Beginning at a point on the Westerly right of way line of Oregon State Highway No. 140 that is North 33° 12' 18" West 764.59 feet from the Southeast corner of said SE 1/4 NW 1/4; thence North 20° 01' 39" West, along said Westerly line 200.00 feet to the point of beginning; thence continuing on the Westerly right of way line of Oregon State Highway No. 140 Northerly a distance of 60 feet to a point; thence South 68° 58' 51" West 270.80 feet to a point; thence South 20° 00' 47" East 60 feet to a point; thence North 68° 58' 51" East 270.80 feet, more or less, to the point of beginning.

CODE 058 MAP 3614-03400 TL 00202 KEY #874481

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 **\$240,000.00**.
(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 11/8/05

Debbly D Baio
DEBBY D. BAIO

STATE OF California ~~OREGON~~, County of Contra Costa ss.

On 11/8/05 personally appeared the above named **DEBBY D. BAIO** and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

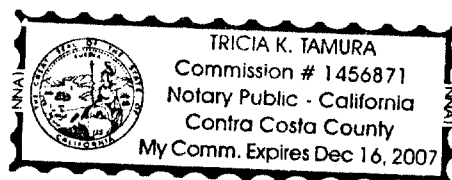
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062368

Before me: Tricia K. Tamura
Notary Public for ~~Oregon~~ Calif.
My commission expires: 12/16/07

Official Seal



421-A