

M05-70495

Klamath County, Oregon

12/06/2005 11:33:01 AM

Pages 1 Fee: \$21.00

After Recording Return to:

CLYDE SEVERSON and RAY WEST

5621 Mc LaughlinCentral Point, Or. 97502

Until a change is requested all tax statements

Shall be sent to the following address:

CLYDE SEVERSON and RAY WEST

Same as above

## WARRANTY DEED

(INDIVIDUAL)

BETTY J. ASTON, herein called grantor, convey(s) to CLYDE SEVERSON and RAY WEST, as tenants in common, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 4 and 5, Block 19, FIRST 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.

CODE 001 MAP 3809-029CD TL 04100 KEY #368603

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 \$20,000.00.  
(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 November 3, 2005.

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Betty J. Aston  
BETTY J. ASTON

STATE OF OREGON, County of Benton ) ss.

On November 11, 2005 personally appeared the above named BETTY J. ASTON and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062438

Before me: Mac M. Cooper  
Notary Public for Oregon

My commission expires:

6/15/07

Official Seal

