

M06-00060

Klamath County, Oregon

01/03/2006 03:21:26 PM

Pages 2 Fee: \$26.00

After Recording Return to:

JAMES M. SEVERIN

36358 Medec 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)

G. FRANK KOHLER, GERTRUD K. KOHLER, AND ANDREA C. KOHLER TRUSTEES OF THE KOHLER FAMILY LIVING TRUST DATED JULY 11 1996, herein called grantor, convey(s) to JAMES M. SEVERIN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The North 272.5 feet of the West 885 feet of the NW 1/4 SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

CODE 138 MAP 3407-034CB TL 00200 KEY #197995

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 \$45,000.00.

(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 12-2-05

KOHLER FAMILY LIVING TRUST DATED JULY 11, 1996

G. Frank Kohler
G. FRANK KOHLER, TRUSTEE/INDIVIDUAL

Gertrud K Kohler
GERTRUD K. KOHLER,
TRUSTEE/INDIVIDUAL

Andrea C. Kohler
ANDREA C. KOHLER, TRUSTEE/INDIVIDUAL

STATE OF California, County of Los Angeles ss.

On December 2 2005 personally appeared the above named G. FRANK KOHLER, GERTRUD K. KOHLER, and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:

Before me: *Laura Stern*

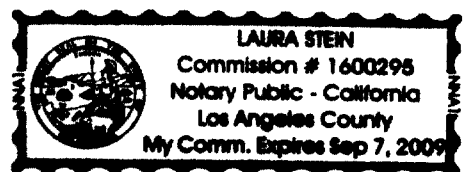
Notary Public for Oregon California

My commission expires: Sept. 7 2009

Official Seal



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062687



\$26.00-A

OREGON NOTARY ACKNOWLEDGEMENT

STATE OF California)SS
COUNTY OF San Mateo)

On December 12, 2005, personally appeared the above named Andrea C. Kohler and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Susan Court *Susan C. Court*
Notary Public for California
My commission expires:

Official seal:

