

2006-017093

Klamath County, Oregon

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:

Same as above



00002053200600170930010012

08/24/2006 03:41:43 PM

Fee: \$21.00

ASPER: 6927

WARRANTY DEED
(INDIVIDUAL)

PATRICIA M. CUNION, 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:

Lot 61, Block 29, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 138 MAP 3507-018DA TL 06300 KEY #246077

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 \$10,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 17, 2006.

PATRICIA M. CUNION

STATE OF Oregon ~~ALABAMA~~, County of Klamath ss.

On August 17, 2006 personally appeared the above named PATRICIA M. CUNION and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

