

After recording, return to  
(File No. 78160021)

AmeriTitle  
Attn: Lisa Weatherby  
300 Klamath Avenue  
P.O. Box 5017  
Klamath Falls OR 97601

Until a change is requested, all tax statements  
shall be sent to the following address:

Jeff or Patricia Hahne  
41430 Highway 97 N.  
Chiloquin OR 97624

## STATUTORY SPECIAL WARRANTY DEED

(ORS 93.855)

James M. Severin, Grantor, conveys and specially warrants to Jeff Hahne and Patricia Hahne, husband and wife, as tenants by the entirety with rights of survivorship, Grantee, the following described real property situated in Klamath County, State of Oregon, free of encumbrances created or suffered by the Grantor, except as specifically set forth herein:

The S1/2 N1/2 NE1/4 NE1/4 that lies West of U.S. Highway No. 97 in Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is Eight-Nine Thousand, Nine Hundred Dollars (\$89,900.00).

### SUBJECT TO:

1. The effect of an Easement, subject to the terms and provisions thereof;  
Recorded: September 29, 1978  
Volume: M78, page 23427, Microfilm Records of Klamath County, Oregon  
First Party: Jimmy Lee Scott  
Second Party: William J. and Ann Finnegan  
For: Automobile runway, adjoining parcels, (No Section, Township or Range was shown on document.) Reference is made to document for particulars.
2. Right of way, subject to the terms and provisions thereof;  
Dated: November 8, 1979  
Recorded: April 9, 1980  
Volume: M80, page 6655, Microfilm Records of Klamath County, Oregon

- In favor of : Pacific Power and Light Company
3. Telephone Right of Way easement, subject to the terms and provisions thereof;  
Dated: February 9, 1983  
Recorded: September 13, 1983  
Volume: M83, page 15481, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc.
4. Right of Way easement, subject to the terms and provisions thereof;  
Dated: September 15, 1988  
Recorded: September 19, 1988  
Volume: M88, page 15470, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power and Light Company
5. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: May 21, 1990  
Volume: M90, page 9650, Microfilm Records of the Klamath County, Oregon
6. Agreement for Easement created by instrument, subject to the terms and provisions thereof,  
Dated: October 25, 1990  
Recorded: March 4, 1991  
Volume: M91, page 3815, Microfilm Records of Klamath County, Oregon  
First Party: William J. and Ann R. Finnegan  
Second Party: Charles and Elayne Powell  
For: A road easement across the property on a north/south line following a natural valley across said property
7. An easement created by instrument, subject to the terms and provisions thereof;  
Dated: February 25, 1991  
Recorded: March 4, 1991  
Volume: M91, page 3817, Microfilm Records of Klamath County, Oregon  
First Party: Charles and Elayne Powell  
Second Party: William and Ann R. Finnegan
8. Application to Exempt a Manufactured Structure from Registration and Titling, subject to the terms and provisions thereof;  
Recorded: June 20, 1996  
Volume: M96, page 18324, Microfilm Records of Klamath County, Oregon

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9. The effect of an Easement, subject to the terms and provisions thereof;  
Dated: April 24, 1999  
Recorded: May 5, 1999  
Volume: M99, page 17242, Microfilm Records of Klamath County, Oregon  
In favor of: Charles J. Miller and Joan R. Miller, Sterling H. Wilson, Jr. and  
Leroy A. Jacobus and Joyce M. Jacobus, to each other and adjacent  
property owners

The effect of a Revocation of Easement, subject to the terms and provisions thereof;  
Recorded: June 17, 1999  
Volume: M99, page 23955, Microfilm Records of Klamath County, Oregon  
By: Charles J. Miller and Joan R. Miller

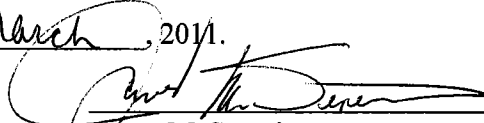
10. Proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
11. Easements, liens, encumbrances, interests, or claims thereof which are not shown by the public records; any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
12. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose and which are not shown by the public records.
13. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets, highways, or right-of ways.
14. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water, whether or not shown by the public records.

and commonly known as 41430 Highway 97 N., Chiloquin OR 97624 and having Tax Account No.3407-028A0-00700-000, Key No. 195915, Code No. 118.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 31 day of March, 2011.

  
James M. Severin

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

This instrument was acknowledged before me on 3/31/11 by James M. Severin.

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 11/20/2011

