

Richard Howard Severson
Grantor

Returned at Counter

MARK L. RUNNELS

2025-000722

Klamath County, Oregon



00338214202500007220020023

01/31/2025 03:51:29 PM

Fee: \$87.00

Richard Howard Severson, Trustee
address
Klamath Falls, OR 97601
Grantee
After recording return to:
Grantees

Until a change is
requested, all tax statements shall be sent to:
Richard Howard Severson, Trustee
addressStreet, Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard Howard Severson, hereinafter called the grantor, for the consideration hereinafter stated, to grantors paid by Richard Howard Severson, Trustee of THE RICHARD HOWARD SEVERSON LIVING TRUST hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this January 28, 2025.

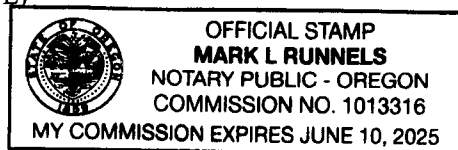

Richard Howard Severson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Richard Howard Severson and acknowledged the foregoing instrument to be his voluntary act and deed.

This 28th day of January, 2025.

(S E A L)




Before me: 
Notary Public for Oregon

EXHIBIT "A"

A parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerline of Reeder Road and Short Road, county roads, and marking the Southwest corner of said Northwest quarter; thence South 89 degrees 59' 50" East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North 00 degrees 21' 40" East along said right-of-way line, 158.56 feet to the point of beginning for this description; thence continuing North 00 degrees 21' 44" East along said right-of-way line, 142.76 feet; thence North 89 degrees 56' 43" East, 1,307.05 feet to a 5/8 inch iron pin; thence South 00 degrees 17' 02" West along the East line of the Southwest quarter Northwest quarter, 143.42 feet to a 1/2 inch iron pin; thence South 89 degrees 58' 27" West, 1307.24 feet to the point of beginning.