

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. 991 Page 26400

38808

KEITH LEAVITT and MARY ANN LEAVITT, Husband and Wife as to an undivided 1/2 interest;  
TREVOR K. RUSSELL and VIVIAN E. RUSSELL, Husband and Wife as to an \*\*\*\* Grantor,  
conveys and warrants to DANIEL LEE LAMBERT

Grantee, the following described real property free of encumbrances  
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:  
Lot 6 in Block 2 of PLAT NO. 1222, STAGECOACH ACRES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*\*\*undivided 1/2 interest.

TAX ACCT # 2309 012C0 00400 KEY 817334 CODE 250

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 16,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of December, 1991.

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.

Keith Leavitt X Mary Ann Leavitt  
KEITH LEAVITT MARY ANN LEAVITT  
Trevor K. Russell X Vivian E. Russell  
TREVOR K. RUSSELL VIVIAN E. RUSSELL  
) ss.

STATE OF OREGON, County of LAMAR  
This instrument was acknowledged before me on December 4, 1991,

by KEITH LEAVITT MARY ANN LEAVITT



OFFICIAL SEAL  
PATSY J. GILLIAM  
NOTARY PUBLIC—OREGON  
COMMISSION NO. 002740  
MY COMMISSION EXPIRES NOV. 21, 1994

Patsy J. Gilliam  
Notary Public for Oregon  
My commission expires 11-21-94

WARRANTY DEED

GRANTOR	GRANTEE
KEITH LEAVITT	DANIEL LEE LAMBERT
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
DANIEL LEE LAMBERT	
1425 S.W. 26TH COURT	
GRESHAM, OR 97030	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
SAME AS ABOVE S10604CN	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

26401  
20886

1. Subject to reservations and restrictions as contained in plat dedication, to wit:
- "That we did cause the same to be surveyed and plated as shown on the annexed map and we do for ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all streets as shown said plat being subject to:
- (1) A minimum setback of 45 feet from all streets and a minimum setback of 25 feet from all side and back lot lines;
  - (2) Permanent residential buildings or mobile homes shall be not less than 400 square feet;
  - (3) A 1 foot reserve strip to Klamath County along the North line of Lots 7 and 8, Block 2;
  - (4) No buildings or obstructions permitted on easements;
  - (5) A road easement as shown on Lot 1, Block 1, and all utility easements as shown.
2. Subject to public utility easement over lots as shown on dedicated plat. (Affects ~~North~~ and East 16 feet)  
*West*

ARIZONA  
STATE OF ~~OREGON~~

County of *Yuma*

ss.

BE IT REMEMBERED, That on this *10* day of *December*, 19*91*, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named *TREVOR K. RUSSELL AND VIVIAN E. RUSSELL*

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that *they* executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Dee Davis*

Notary Public for ~~OREGON~~

ARIZONA

My Commission expires *12/28/93*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of *Mountain Title Co.* the *18th* day of *Dec.* A.D., 19 *91* at *3:42* o'clock *P.M.*, and duly recorded in Vol. *M91* of *deeds* on Page *26400*

FEE \$33.00

Evelyn Biehn . County Clerk

By *Pauline Mulendore*