

OK

41317

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTOR

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KEITH LEAVITT and MARY ANN LEAVITT, Husband and Wife as to an undivided 1/2 interest; AND
TREVOR K. RUSSELL and VIVIAN E. RUSSELL, Husband and Wife as to an ***
conveys and warrants to NEIL A. HIBBEN and MARGARET P. HIBBEN, Husband and Wife

Grantor,

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
Lot 2 in Block 1 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 01200 01200 KEY 817272 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 \$ 13,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 7th day of February, 1992

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

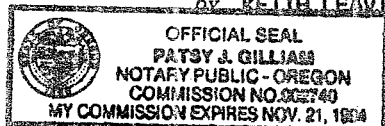
MARY ANN LEAVITT

TREVOR K. RUSSELL

VIVIAN E. RUSSELL

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on February 7, 1992, by KEITH LEAVITT MARY ANN LEAVITT



Notary Public for Oregon

My commission expires 11-21-94

WARRANTY DEED

KEITH LEAVITT GRANTOR
NEIL A. HIBBEN GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

NEIL A. HIBBEN
MARGARET P. HIBBEN
22981 BROADLEAF
EL TORO, CA 92630
NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10757CN

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

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/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County attixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEB 21 PM 3 24

1. Subject to reservation 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 building or obstructions permitted on easements;
- (5) A road easements 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 South 1/8 feet)

FORM NO. 23 — ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF ~~OREGON~~ ARIZONA

County of Yuma

} ss.

BE IT REMEMBERED, That on this 13 day of February, 1992
 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 S 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.

Reed Russell
 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 21st day
 of Feb. A.D., 19 92 at 3:28 o'clock P M., and duly recorded in Vol. M92
 on Page 3630
 of Deeds

Evelyn Biehn County Clerk
 By Dorinda Mulendore

FEE \$35.00