

OK
41529WARRANTY DEED—STATUTORY FORM Vol. m92 Page 4048
INDIVIDUAL GRANTOR

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 **** Grantor,
conveys and warrants to ETHEL M. BROWN and JIMMY L. BROWN, Husband and Wife

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 1 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 01300 KEY 817263 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 \$ 15,000.00 (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
KEITH LEAVITT MARY ANN LEAVITT

Trevor Russell Vivian E. Russell
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



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

Notary Public for Oregon

My commission expires 11-21-94

WARRANTY DEED

KEITH LEAVITT
ETHEL M. BROWN

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ETHEL M. BROWN
JIMMY L. BROWN
5942 EDINGER, SUITE 113
PLANTINGTON BEACH, CA 92649-1706
NAME, ADDRESS, ZIP

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

SAME AS ABOVE S107670N

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 affixed.

NAME

TITLE

By Deputy

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 street 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. (Affect West and South 16 feet)

3. Subject to an easement for existing road over the Southwest corner of Lot as shown on dedicated plat.

FORM NO. 25 — ACKNOWLEDGMENT
 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

ARIZONA
 STATE OF ~~OREGON~~

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.



Trevor K. Russell
 Notary Public for ~~OREGON~~ ARIZONA
 My Commission expires 12/29/93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
 of Feb. A.D., 19 92 at 11:11 o'clock A. M., and duly recorded in Vol. M92
 of Deeds on Page 4048
 By Evelyn Biehr County Clerk
Dorlene Mullins

FEE \$33.00