

KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BILL F. LEGGETT and SUSAN M. LEGGETT, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Parcel 1 of Land Partition 33-93 as filed in the Klamath County Clerk's Office, situated in Lots 2, 3 and 4, Block 1, BELLA VISTA, Tract No. 1235 in Government Lot 20 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

KEY #806523

MAP #3507-007DC-01700

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

SUBJECT TO: TRUST DEED IN FAVOR OF PATRICIA MAYO LIDELL RECORDED IN VOLUME M00, PAGE 15128, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY AND SELLER AGREES TO HOLD BUYERS HARMLESS THEREFROM.

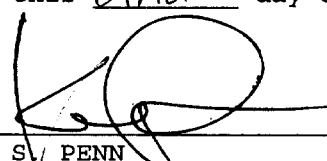
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 23664 CLEARIDGE DR., VALENCIA, CA 91354

Dated this 2nd day of May, 2000.


KERRY S. PENN

State of Calif.
County of SHASTA

This instrument was acknowledged before me on May 2, 2000 by KERRY S. PENN.


(Notary Public)

My commission expires 8-4-03

ESCROW NO. MT50913-PS

Return to:

BILL F. LEGGETT
23664 CLEARIDGE DR.
VALENCIA, CA 91354



State of Oregon, County of Klamath
Recorded 05/19/00, at 10:21 a. m.
In Vol. M00 Page 18224
Linda Smith,
County Clerk Fee \$ 21.00

21.00
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