

200 OCT 31 PM 3:16

mtc 52420
WARRANTY DEED

39804
Vol. MOO Page

KEITH LEAVITT AND MARY ANN LEAVITT, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST AND TREVOR K. RUSSELL AND VIVIAN E. RUSSELL, TRUSTEES OF THE T-V RUSSELL TRUST DATED OCTOBER 20, 1998, AS TO AN UNDIVIDED 1/2 INTEREST AS TO PARCEL 1. KEITH LEAVITT AND MARY ANN LEAVITT, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST AND TREVOR K. RUSSELL AND VIVIAN F. RUSSELL, TRUSTEES OF THE T-V RUSSELL TRUST, AS TO AN UNDIVIDED 1/2 INTEREST AS TO PARCEL 2.,

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

DANIEL L. LAMBERT and JEAN MARIE LIVESAY not as tenants in common, but with right of survivorship,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

2309-012C0-00800-000

KEY#817316 CODE#112

2309-012C0-00900-000

KEY#817307 CODE#112

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: 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 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 151051 ANVIL LANE, LAPINE, OR 97739

Dated this _____ day of _____.

KEITH LEAVITT

MARY ANN LEAVITT

THE T-V RUSSELL TRUST DATED OCTOBER 20, 1998

BY: Trevor K. Russell
TREVOR K. RUSSELL, TRUSTEE

BY: Vivian E. Russell
VIVIAN E. RUSSELL, TRUSTEE

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on October 27, _____ by KEITH LEAVITT AND MARY ANN LEAVITT.

(Notary Public for Oregon)

My commission expires _____

ESCROW NO. CT57823AH

Return to:

DANIEL L. LAMBERT
151051 ANVIL LANE
LAPINE, OR 97739

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 4 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.

EXCEPTING THEREFROM:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2, of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; run South 0 degrees 04' 15" East along the common line between Lots 3 and 4, a distance of 200.00 feet to the True Point of beginning of the following parcel of land; run thence South 0 degrees 04' 15" East along the common line between Lots 3 & 4, a distance of 422.23 feet to a 5/8 inch iron rod marking the common corner between Lots 3 & 4 and Circle Bar Drive, thence along the arc of a 50 foot radius curve to the left a distance of 31.96 feet, the long chord bears South 71 degrees 44' 10" West 31.62 feet, thence along a 50 foot radius curve to the right a distance of 32.18 feet, the long chord bears South 71 degrees 36' 54" West 31.42 feet, thence North 89 degrees 49' 44" West a distance of 31.88 feet to a 5/8 inch iron rod, thence leaving the North line of Circle Bar Drive, run North 0 degrees 04' 15" West a distance of 442.85 feet to a 5/8 inch iron rod, thence South 89 degrees 26' 35" East a distance of 91.75 feet to the Point of Beginning.

PARCEL 2:

Beginning at the Northwest corner of Lot 3, and the Northeast corner of Lot 4, marked by a 5/8 inch iron rod, in Block 2 of Plat #1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, run thence South 89 degrees 26' 35" East along the North line of said Lot 3 a distance of 200.00 feet to a 5/8 inch iron rod, thence South 0 degrees 04' 15" East a distance of 200.00 feet to a 5/8 inch iron rod, thence North 89 degrees 26' 35" West a distance of 200.00 feet to a 5/8 inch iron rod on the West line of said Lot 3 thence North 0 degrees 04' 15" West a distance of 200.00 feet to the Point of Beginning, Klamath County, Oregon.

PAGE 4 OF REPORT NO. 52420

PRELIMINARY REPORT

Form No. 141B

PRELIMINARY REPORT ONLY

Arizona
State of Oregon

39806

County of Yuma

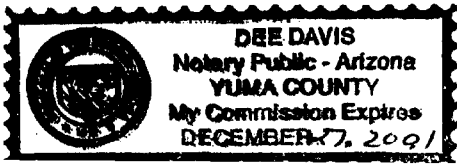
October 23, 2000

Personally appeared the above named Trevor K Russell Vivian E Russell, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS My hand and official seal.

(seal)

Notary Public for Oregon
My Commission expires: 11/27/01



State of Arizona
~~Oregon~~

39806

County of Yuma

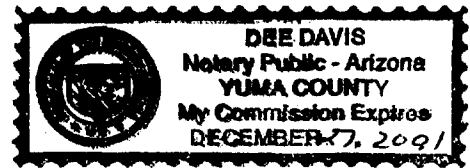
October 23, 2000

Personally appeared the above named Trevor K Russell Vivian E Russell,
and acknowledged the foregoing instrument to be Their voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

[Signature]
Notary Public for ~~Oregon~~ Arizona
My Commission expires: 12/27/01



State of Oregon, County of Klamath
Recorded 10/31/00, at 3:16 p.m.
In Vol. M00 Page 39804
Linda Smith,
County Clerk Fee \$ 21⁰⁰

Unofficial Copy