



UTC - 61459 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LANCE L. LESUEUR

527 MAIN STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 07/01/2003 3:46 p m.

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Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

Until a change is requested all

tax statements shall be sent to

The following address:

LANCE L. LESUEUR

527 MAIN STREET

KLAMATH FALLS, OR 97601

Escrow No.

MT61459-KR

WARRANTY DEED

DEBORAH L. CALDWELL, TRUSTEE OF THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996, Grantor(s) hereby grant, bargain, sell, warrant and convey to LANCE L. LESUEUR and MARY B. LESUEUR, as tenants by the entirety, 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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$120,000.00.

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.

Dated this 1st day of July, 2003.

THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996

BY: Deborah L Caldwell, Trustee

DEBORAH L. CALDWELL, TRUSTEE

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 1, 2003 by DEBORAH L. CALDWELL, TRUSTEE OF THE CALDWELL FAMILY TRUST UDA JANUARY 5, 1996.



Kristil L. Redd
(Notary Public for Oregon)

My commission expires

11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

45450

The Westerly 13 feet of Lot 1 and the Easterly 9 feet of Lot 2 in Block 16, ORIGINAL TOWN OF KLAMATH FALLS, (formerly Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the northerly line of Main Street at a point thereon distant 52 feet Southwesterly from the most Easterly corner of Lot 1 of said Block 16; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street, 22 feet, more or less, to the center of party wall on the Westerly line of property herein conveyed and Easterly line of property adjoining same on the West side; thence Northeasterly along the Northerly line of Main Street 22 feet, more or less to the point of beginning.