



After recording return to:
Sara Sue Smith
P.O. Box 9951
Colorado Springs, CO 80932

Until a change is requested all tax statements
shall be sent to the following address:
Sara Sue Smith
P.O. Box 9951
Colorado Springs, CO 80932

File No.: 7021-171412 (SAC)
Date: June 20, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 07/07/2003 3:11 P m.

Vol M03 Pg 46653-55

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

George W. Russell and Linda A. Russell, husband and wife as tenants by the entirety, Grantor, conveys and warrants to **Sara Sue Smith**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$365,000.00**. (Here comply with requirements of ORS 93.030)

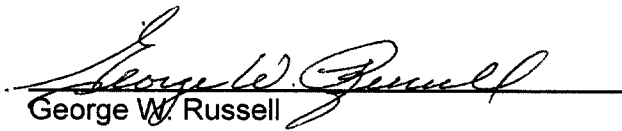
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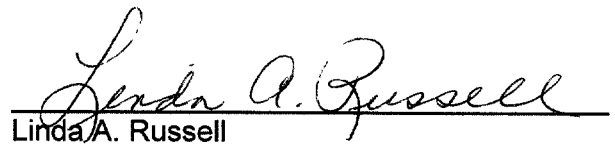
46654

APN: 75901

Statutory Warranty Deed
- continued

File No.: 7021-171412 (SAC)
Date: 06/20/2003


George W. Russell

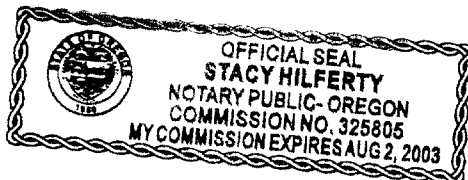

Linda A. Russell

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7th day of July, 2003
by **George W. Russell and Linda A. Russell.**


Notary Public for Oregon

My commission expires: 8-20-03



APN: 75901

Statutory Warranty Deed
- continuedFile No.: 7021-171412 (SAC)
Date: 06/20/2003**EXHIBIT A****LEGAL DESCRIPTION:**

All of Blocks 2 and 3 of HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH vacated Pine Street lying between said Blocks, also the N1/2 of vacated Fifth Street lying between the East line of Hessig Street and the center line of vacated Short Street, also the W1/2 of vacated Short Street abutting said Block 2.

EXCEPTING THEREFROM that portion of Blocks 2 and 3, vacated Pine Street and W1/2 of vacated Short Street lying within the boundaries of the Crater Lake Highway.

ALSO EXCEPTING THEREFROM a parcel of land in the Hessig Addition to Fort Klamath located in the Northwest one-quarter of Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of Hessig Street 165.34 feet South 00 degrees 01'23" West from the original Northwest corner of Block 3 Hessig Addition to Fort Klamath; running thence East 143.50 feet; thence South 00 degrees 01'23" West 50.00 feet; thence East 78.50 feet; thence South 00 degrees 01'23" West 30.00 feet to the centerline of vacated 5th Street; thence along said centerline, West 222.00 feet to the Easterly right of way of Hessig Street, thence along said right of way line, North 00 degrees 01'23" East 80.00 feet to the point of beginning.