

03 JUL 1 PM 3:45



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

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

State of Oregon, County of Klamath
Recorded 07/01/2003 3:46 p.m.
Vol M03 Pg 45449-50
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

State of Oregon, County of Klamath
Recorded 07/23/2003 3:54 p.m.
Vol M03 Pg 52090-91
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Escrow No. MT61459-KR

** re recorded to correct legal*

03 JUL 23 PM 3:54

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.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

26 1/2 RR
26 1/2 M

EXHIBIT "A"
LEGAL DESCRIPTION

45450
52091

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.

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