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After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 01/13/2004 12:15 p m
Vol M04 Pg 1857
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
shall be sent to the following address:

KIM AND KATHARINE RUSSELL
PO BOX 2505
LA PINE, OR 97739

WARRANTY DEED -- STATUTORY FORM

ROBERTA J. LAWSON, an individual, Grantor,

conveys and warrants to

KIM A. RUSSELL and KATHARINE J. RUSSELL, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 12, Block 7, Tract No. 1076, Third Addition to Antelope Meadows,
according to the official plat thereof on file in the office of the Clerk
of Klamath County, Oregon.

Tax Account No(s): R136935
Map/Tax Lot No(s): R2310-016BO-04200

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$60,000.00 .
RESERVING UNTO GRANTOR, A LIFE ESTATE
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 9th day of January, 2004.


ROBERTA J. LAWSON

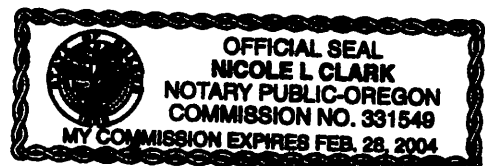
STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on January 9th, 2004 by ROBERTA J.
LAWSON.


(Notary Public for Oregon)

My commission expires 2/28/04

TITLE NO. 7021316575
ESCROW NO. 14-0087003



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