

M06-14634

Klamath County, Oregon

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Pages 5 Fee: \$41.00

After recording, return to:
Justin Throne
Attorney at Law
280 Main Street
Klamath Falls, OR 97601

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

Herbert & Billie LeSueur
572 Conger Avenue
Klamath Falls, OR 97601

STATUTORY SPECIAL WARRANTY DEED

HERBERT LESUEUR and MARY LOUISE "BILLIE" LESUEUR, husband and wife, Grantors, conveys and specially warrants to HERBERT LESUEUR and MARY LOUISE "BILLIE" LESUEUR, Initial Trustees of THE HERBERT and BILLIE LESUEUR LIVING TRUST DATED JULY 10, 2006, Grantees, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens or irrigation and/or drainage.

The true and actual consideration for this conveyance is estate planning.

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

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 10 day of July, 2006.

Herbert LeSueur
Billie LeSueur

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STATE OF OREGON)
) ss.
County of Klamath)

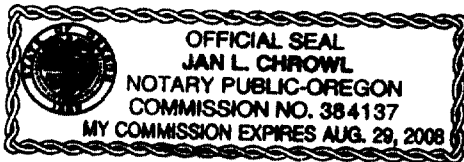
The foregoing instrument was acknowledged before me this 10th day of July, 2006, by HERBERT LESUEUR.



Jan L. Chrowl
Notary Public for Oregon
My Commission expires: 8-29-08

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 10th day of July, 2006, by MARY LOUISE "BILLIE" LESUEUR.



Jan L. Chrowl
Notary Public for Oregon
My Commission expires: 8-29-08

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All that part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is North 47 degrees 23' West along the Southerly line of Conger Avenue 88.6 links from a stone monument on the Southerly line of Conger Avenue marked with a cross from which monument the quarter section corner between Sections 29 and 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 30.19 chains and East 22.91 chains; from said point of beginning, running North 47 degrees 23' West along the Southerly line of Conger Avenue 48.4 links; thence South 49 degrees West 109.5 links; thence North 61 degrees West 50 links to a point known as the Southeast corner of the O.C. Applegate lot, according to the survey of B.F. Meyer made June 29, 1880; thence South 57 1/4 degrees West 191 links; thence South 43 degrees 30' West 284 links; thence South 52 degrees East 51.25 links; thence North 44 degrees 31' East 191 links; thence North 85 degrees 48' East 1.36 chains; thence North 44 degrees 35' East 2.94 chains to point of beginning.

Beginning at a point formerly known as the Southeast corner of the O.C. Applegate lot, according to the survey of B.F. Meyer made June 29, 1880; thence North 52 degrees West 47 links; thence North 43 degrees 30' East 133 links; thence South 48 degrees 46' East 107 links; thence South 49 degrees West 120 links; thence North 61 degrees West 50 links to point of beginning.

Beginning at a point formerly known as the Southeast corner of the O.C. Applegate lot according to the survey of B.F. Meyer made June 29, 1880; thence North 52 degrees West 47 links; thence South 43 degrees 30' West 185 links; thence North 57 1/4 degrees East 191 links to the point of beginning.

PARCEL 2:

All that part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a stone monument marked with a cross which is on the Southerly line of Conger Avenue from which the quarter corner between Sections 29 and 32, Township 38 South, Range 9 East of the Willamette Meridian, bears North 30.19 chains and East 22.91 chains; thence North 47 degrees 23' West along the Southerly line of Conger Avenue, 137 links; thence South 49 degrees West 109.5 links; thence North 61 degrees West, 50 links to a point known as the Southeast corner of the O.C. Applegate lot according to the survey of B.F. Meyer made June 29, 1880; thence South 57 1/4 degrees West 191 links; thence South 43 degrees 30' West 284 links; thence South 52 degrees East 178 links; thence North 44 degrees 31' East 191 links to the Northwest corner of the lot described in deed recorded in Volume 25, page 228, Klamath County Deed Records; thence following the North and Eastern sides of said lot, North 85 degrees 48' East 61 links; thence South 4 degrees 12' East 16 links; thence North 44 degrees 35' East along the lot of The California Oregon Power Company, 3.53 chains to the point of beginning. SAVING AND EXCEPTING THEREFROM paragraph one of Parcel 1 above.

PARCEL 3:

Tract A: A tract of land described as follows:

Beginning at the iron pin which marks the most Southerly corner of the Leavitt Tract described on page 431, Volume 102, Deed Records of Klamath County, Oregon, and running thence: North 43 degrees 30' East along the Easterly boundary of the Leavitt Tract a distance of 167.68 feet to a point; thence North 6 degrees 55' East a distance of 16.77 feet to a point; thence South 43 degrees 30' West a distance of 183 feet to a point on the Southwesterly boundary of the Leavitt Tract; thence South 57 degrees 00' East, along the Southwesterly boundary of the Leavitt Tract, 10.17 feet, more or less, to the point of beginning, in Lot 8, Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County Oregon.

Tract B: A road right of way to be used for road and/or gardening purposes only, described as follows:

A tract of land 11 feet wide, being 5.5 feet on either side of the following described centerline: Beginning at a point which lies North 43 degrees 30' East a distance of 176.92 feet from the iron pin which marks the most Southerly corner of the Leavitt Tract described on page 431, Volume 102 of the Deed Records of Klamath County, Oregon, and running thence: North 6 degrees 55' East a distance of 87.5 feet to a point; thence following the arc of a curve to the right whose radius is 35 feet and whose long chord bears North 45 degrees 25' East, a distance of 43.57 feet to a point which lies on the Southerly edge of the present traveled Barnhisel Entrance Road, in Lot 8, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tract C: An easement for road purposes on and over the Barnhisel Entrance Road from the terminus of Tract B above to the Northeasterly boundary of the Leavitt Tract mention in Tract B.

Tract D: All of the Leavitt Tract mentioned above which lies South and East of Tracts B and C, in Lot 8, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

All that property conveyed to Herbert C. LeSueur and Mary-Louise LeSueur by Howard Barnhisel and Maybelle E. Barnhisel and by Lyle Kellstrom and Betty J. Kellstrom, in Agreement and Conveyance to Establish Boundary Lines dated June 10, 1968, recorded June 18, 1968 in Volume M68, page 5385, Microfilm Records of Klamath County, Oregon.

SAVING AND EXCEPTING from the above described parcels that property conveyed to Howard Barnhisel and Maybelle E. Barnhisel and Lyle Kellstrom and Betty J. Kellstrom from Herbert C. LeSueur and Mary-Louise LeSueur in Agreement and Conveyance to Establish Boundary Lines dated June 10, 1968 and recorded June 18, 1968 in Volume M68, page 5385, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809 032BC 02900
3809 032BC 03000