

Francis Hansen & Martin, LLP
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(541) 389-5010

2007-017763

Klamath County, Oregon



00033211200700177630020020

10/15/2007 08:54:10 AM

Fee: \$26.00

After Recording Return To:

RODGER MARTIN
151051 ANVIL LANE
LA PINE, OR 97739

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

Rodger and Vickie Martin
151051 Anvil Lane
LaPine, OR 97739

SPECIAL WARRANTY DEED

DAN LAMBERT and JEAN M. LIVESAY, each as to an undivided one-half interest, as tenants in common, Grantors, convey and specially warrant to RODGER M. MARTIN and VICKIE D. MARTIN, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

Lot 5, Block 2, PLAT NO. 1222, STAGECOACH ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

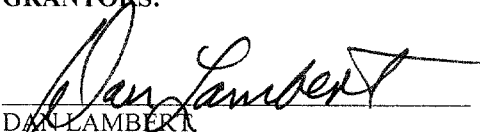
Restrictions shown on the recorded plat of Stagecoach Acres, as follows: "(1) a minimum building setback of 45 feet from all streets and a minimum setback of 25 feet from all side and back lot lines. (2) Permanent residential buildings or mobile homes shall be not less than 400 square feet. (3) A 1 foot reserve strip to Klamath County along the North line of Lots 7 and 8, Block 2. (4) No buildings or obstructions permitted on easements. (5) A road easement as shown on Lot 1, Block 1, and all utility easements as shown."

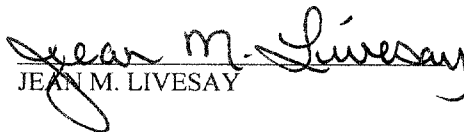
The true consideration for this conveyance is SEVENTY-TWO THOUSAND DOLLARS (\$72,000.00).

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 9 day of September, 2004.

GRANTORS:


DAN LAMBERT

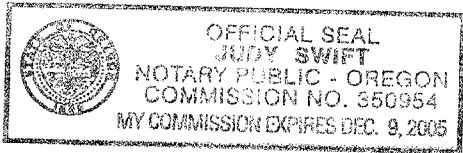

JEAN M. LIVESAY


SPECIAL WARRANTY DEED - 1
301 (8/23/2004)

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STATE OF OREGON)
) ss.
County of Deschutes)

On this 9th day of September, 2004, personally appeared the above-named DAN LAMBERT and acknowledged the foregoing instrument to be his voluntary act. Before me:

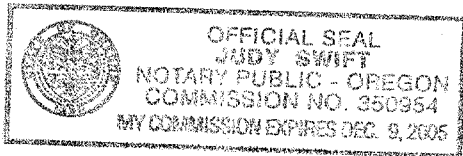




Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

On this 9th day of September, 2004, personally appeared the above-named JEAN M. LIVESAY and acknowledged the foregoing instrument to be her voluntary act. Before me:





Notary Public for Oregon