

97 JAN 15 P3:51



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01045692

AFTER RECORDING RETURN TO:

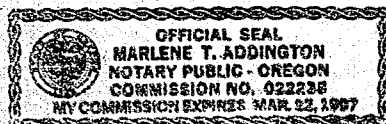
Mr. Russell Mailloux

1519 Warden Avenue
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEPERRY K. WATSON AND BETTY WATSON, hereinafter called
GRANTOR(S), convey(s) to RUSSELL MAILLOUX, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lot 4 in Block 7 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DB, Tax Lot 4600

"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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$45,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 30th day of December, 1996.Perry Watson
PERRY K. WATSONBetty L. Watson
BETTY WATSON

STATE OF OREGON, County of Klamath)ss

The foregoing instrument was acknowledged before me this 13th
day of January, 1997, by PERRY K. WATSON AND BETTY WATSON.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of January A.D., 19 97 at 3:51 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 1358

FEE \$30.00

by Bernetha G. Letsch, County Clerk