

07472

97 MAY -9 P3:26

Vol. M97 Page 14341STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

#010460202

AFTER RECORDING RETURN TO:

Messrs. Mailloux and Caldwell

1114 CRESCENT 92601
Klamath Falls, OR 97601

Aspen Title & Escrow

on this 9th day of May A.D., 1997
at 3:26 o'clock P M. and duly recorded
in Vol. M97 of Deeds Page 14341

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS: Fee, \$30.00
SAME AS ABOVEBy Kathleen Ross Deputy

RUSSELL J. BARCLAY, JR., hereinafter called GRANTOR(S),
convey(s) to RUSSELL MAILLOUX and LARRY CALDWELL, not as
tenants in common, but with full rights of survivorship,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

The North 68 feet of Lot 5, Block 1, SHIVES ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1 Map 3809-29CD TL 600

"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 Trust Deed
in favor of Aspen Title & Escrow, Inc. 401k Profit Sharing
Plan, recorded March 21, 1994 in Book M94 at page 8422, and
Assignment recorded September 13, 1995 in Book M94 at page
24806, which Grantee herein hereby assumes and agrees to pay and
hold Grantor herein harmless therefrom 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
\$51,000.00.

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 9th day of May, 1997

Russell J. Barclay, Jr.
RUSSELL J. BARCLAY, JR.

STATE OF OREGON, County of Klamath ss.

On May 9, 1997, personally appeared RUSSELL J. BARCLAY, JR.,
who acknowledged the foregoing instrument to be his voluntary
act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

