

44931



97 SEP 10 P2:34

Vol 97 Page 29621WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046696

AFTER RECORDING RETURN TO:  
Messrs. Mailloux and Caldwell820 UP Ham  
Klamath Falls,

Aspen Title & Escrow  
on this 10th day of Sept. A.D., 1997  
at 2:34 o'clock P.M. and duly recorded  
in Vol. M97 of Deeds Page 29621

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEBy Ruth A. Rice  
Fee, \$30.00

Deputy.

RUTH A. RICE, hereinafter called GRANTOR(S), convey(s) to  
RUSSELL MAILLOUX and LARRY W. 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:Lot 543 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH  
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-33AD, Tax Lot 16400

RM  
L.L."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  
\$50,000.00.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 September, 1997.Ruth A. Rice  
RUTH A. RICE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 10th  
day of September, 1997, by Ruth A. Rice.Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 2001