

49519

'97 DEC -3 P3:29

Vol. M97 Page 39462

ATC 02047043

WARRANTY DEED STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:  
ANTONE M. SANTOS  
TERESA M. SANTOS  
1534 Kimberly Drive  
Klamath Falls, Oregon 97603

Aspen Title & Escrow  
on this 3rd day of December A.D., 1997  
at 3:29 o'clock P.M. and duly recorded  
in Vol. M97 of Deeds Page 39462

Bernetha G. Letsch, County Clerk

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

By Kathleen Ross Deputy.

Fee, \$30.00

RUSSELL MAILLOUX and LARRY W. CALDWELL, not as tenants in  
common but with full rights of survivorship, hereinafter called  
GRANTOR(S), convey(s) and warrants to ANTONE M. SANTOS and  
TERESA M. SANTOS husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 543, Block 127, MILLS ADDITION TO THE CITY OF KLAMATH  
FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1 MAP 3809-33AD TL 16400

"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, contracts and/or  
liens for irrigation and/or drainage, and Deed of Trust in favor of  
Ruth A. Rice, recorded September 10, 1997 in Book M-97 at Page 29622.  
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  
\$59,500.00.

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 3rd day of December 1997.

Larry W. Caldwell  
LARRY W. CALDWELL

Russell Mailloux  
RUSSELL MAILLOUX

STATE OF OREGON, County of Klamath)ss.

On December 3rd, 1997, personally appeared Russell Mailloux  
and Larry W. Caldwell who acknowledged the foregoing instrument  
to be their voluntary act and deed.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 5/31/98

