

WARRANTY DEED, STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01047104

AFTER RECORDING RETURN TO:
Messrs. Mailloux and Caldwell
709 Prescott
Klamath Falls, OR. 97601

Aspen Title & Escrow
on this 12th day of January A.D., 1998
at 2:49 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 909

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy.

GARY J. TURNER, hereinafter called GRANTOR(S), convey(s) and
warrants 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:

Lots 16, 17 and 18 in Block 6 of INDUSTRIAL ADDITION TO THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

Code 1, Map 3809-33CA, Tax Lot 100
Code 1, Map 3809-33BD, Tax Lot 6600

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"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 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, 1997.

[Signature]
GARY J. TURNER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 30th
day of December, 1997, by Gary J. Turner.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

