

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01047284

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

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

DUGAN CHEVROLET COMPANY, an Oregon Corporation, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

*Lawl
RM*
"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 \$37,500.00.

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 13th day of February, 1998.

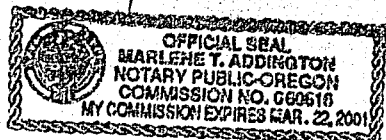
DUGAN CHEVROLET COMPANY, an Oregon Corporation

BY: Kenneth S. Dugan
Title: Secy. / Treasurer

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 13th day of February, 1998, by Kenneth S. Dugan of Dugan Chevrolet Co., an Oregon corporation, on behalf of the corporation.

Before me: Marlene T. Addington
Notary Public for Oregon



Beginning at the most Southerly corner of Lot 11, Block 107, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence in a Northwesterly direction along the boundary line of said Lot 11 and Gobi Street a distance of 125.37 feet; thence in a Northeasterly direction 38 feet to a point 112 feet in a Northwesterly direction from a point on the West boundary of California Avenue 42.8 feet from said most Southerly corner of said Lot 11, measured along the West boundary line of said California Avenue from said corner; thence in a Southeasterly direction 112 feet to said point on said California Avenue 42.8 feet from said most Southerly corner of said Lot 11; thence along the West boundary of California Avenue 42.8 feet to place of beginning.

CODE 1 MAP 3809-32BB TL 5900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day
of February A.D., 19 98 at 11:25 o'clock AM, and duly recorded in Vol. M98
of Deeds on Page 5452.

FEE \$35.00

By Kathleen Ross Bernetha G. Letsch, County Clerk