



WARRANTY DEED

ATC #03047773
 AFTER RECORDING RETURN TO:
 RUSSELL MAILLOUX
 LARRY W. CALDWELL

709 Prescott
R. Falls, Or 97401

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

DENNIS L. CAIN, hereinafter called GRANTOR(S), convey(s) and warrants to RUSSELL MAILLOUX and LARRY W. CALDWELL, 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

"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 \$15,000.00.

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 28th day of May, 1998.

X Dennis L. Cain
 DENNIS L. CAIN

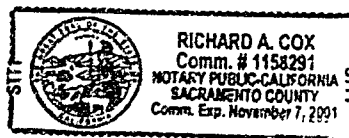
California Notary Public

Sacramento Notary Public

STATE OF OREGON, County of Klamath)ss.

On May 28, 1998, personally appeared DENNIS L. CAIN who acknowledged the foregoing instrument to be his voluntary act and deed.

Richard A. Cox
 Notary Public for California
 My Commission Expires: Nov 7, 1998



A parcel of land lying in Lots 5 and 6, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 6, Block 72, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence South 89 degrees 31' West along the Southerly line of Prescott Street 114.35 feet to the true point of beginning of this description; thence South 13 degrees 51' West a distance of 80.05 feet, more or less, to a point on the line between Lots 4 and 5 of said Block 72; thence North 52 degrees 51' West along said line between said Lots 4 and 5, a distance of 80 feet to a point in the Southeasterly line of Lot 7 of said Block 72; thence Northeasterly along the line between said Lots 5 and 7 to Prescott Street; thence North 89 degrees 31' East along the Southerly line of Prescott Street to the true point of beginning.

CODE 1 MAP 3809-29BD TL 2400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of May A.D., 19 98 at 3:24 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 18319.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross