



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050098

AFTER RECORDING RETURN TO:

RUSSELL MAILLOUX

LARRY W. CALDWELL

709 Prescott
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

BRUCE E. BRINK and HELEN WOLTER, son and mother, 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

AM
L.C.
"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 30.190."

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 \$60,000.00.

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 11th day of August, 1999.

Bruce E. Brink
BRUCE E. BRINK

Helen Wolter, by Bruce E. Brink
HELEN WOLTER by Bruce E. Brink,
her attorney in fact

STATE OF OREGON, County of Klamath ss.

On August 11, 1999, personally appeared Bruce E. Brink, both for himself and as attorney in fact for Helen Wolter.

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

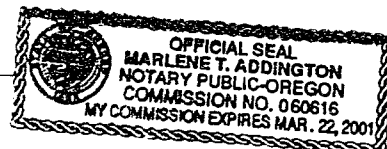


EXHIBIT "A"

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 44, Nichols Addition to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at Page 281, Deed Records; thence Northwesternly along the Southerly line of property described in Book 176 at Page 281, Deed Records to a point that is 20 feet Southeasterly from the Northwesternly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15700

State of Oregon, County of Klamath
Recorded 8/12/99, at 10:05 a. m.
In Vol. M99 Page 32502
Linda Smith,
County Clerk Fee \$ 35- KL