



Grantor's Name and Address  
 Mailloux Caldwell  
 709 Prescott  
 Klamath Falls Or. 97603  
 Grantor's Name and Address  
 Robin Dupraz  
 883 Richmand  
 Klamath Falls Or. 97603  
 After recording, return to (Name, Address, Zip):  
 Robin Dupraz  
 883 Richmand  
 Klamath Falls, Or. 97603  
 Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

K 54712

Vol. M99 Page 47184  
 STAT. Sec. 776  
 County of \_\_\_\_\_ ss.  
 I certify that the within instrument was  
 recd. at \_\_\_\_\_  
 at \_\_\_\_\_  
 book \_\_\_\_\_  
 and/or as a file/instrument/microfilm/telex  
 No. \_\_\_\_\_ Records of said County.  
 With my hand and seal of office this  
 State of Oregon, County of Klamath  
 Recorded 11/30/99 at 11:07 a.m.  
 In Vol: M99 Page 47184  
 Linda Smith,  
 By County Clerk Fee \$ 30.00 Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Russell Mailloux and Larry W. Caldwell

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robin Dupraz & Thomas Whitmire not as tenants in common but with full rights of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lots 16, 17, and 18 Block 6, 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

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 79,900. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols  $\text{\textcircled{O}}$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Russell Mailloux  
Larry W. Caldwell

STATE OF OREGON, County of Klamath ss.  
 This instrument was acknowledged before me on November 30, 1999  
 by Russell Mailloux and Larry W. Caldwell  
 This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Brenda P. Rodriguez  
 Notary Public for Oregon  
 My commission expires 9-6-01

130