

1999 DEC 14 AM 11:13



Vol M99 Page 49100

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01050519

AFTER RECORDING RETURN TO:
RUSSELL MAILLOUX
LARRY CALDWELL

709 Prescott
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 12/14/99, at 11:13 a.m.
In Vol. M99 Page 49100
Linda Smith,
County Clerk Fee \$ 30⁰⁰

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

BARBARA A. JOHNSON, SUCCESSOR TRUSTEE OF THE NELLIE L. PACKARD
TRUST DATED JUNE 3, 1993, hereinafter called GRANTOR(S),
convey(s) and warrants to RUSSELL MAILLOUX and LARRY 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 35 and 36 in Block 7 of ST. FRANCIS PARK, in the County of
Klamath, State of Oregon.

Code 41, Map 3909-2CA, Tax Lot 7600

"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
\$65,000.00.

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 12th day of December, 1999.

THE NELLIE L. PACKARD TRUST DATED JUNE 3, 1993

BY Barbara A. Johnson Successor Trustee
BARBARA A. JOHNSON, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 13th
day of December, 1999, by Barbara A. Johnson as Successor
Trustee of the Nellie L. Packard Trust Dated June 3, 1993.

Before me: Pam Barnett
Notary Public for Oregon
My Commission Expires: March 22, 2001

Aug. 24, 2001

