

1999 DEC 20 AM 11:48

MTC 49753  
WARRANTY DEED

Vol M99 Page 49795

RUSSELL MAILLOUX and LARRY W. CALDWELL, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
SCOTTY L. HAYTON and OPAL A. HAYTON, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

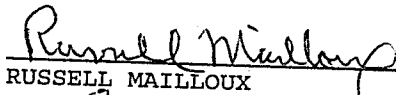
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

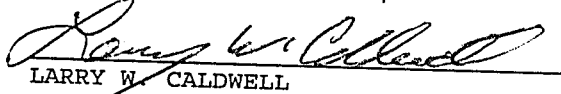
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 51,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 834 CALIFORNIA, KLAMATH FALLS, OR 97601

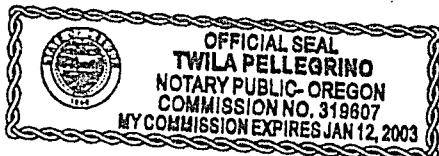
Dated this 23rd day of November, 1999.

  
RUSSELL MAILLOUX

  
LARRY W. CALDWELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 23, 1999 by RUSSELL MAILLOUX AND LARRY W. CALDWELL.



  
(Notary Public for Oregon)

My commission expires 1-12-2003

ESCROW NO. AP0737235

Return to:  
SCOTTY L. HAYTON  
834 CALIFORNIA  
KLAMATH FALLS, OR 97601

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49796

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the most Southerly corner of Lot 1, Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 the place of beginning.

State of Oregon, County of Klamath  
Recorded 12/20/99, at 11:48 a.m.  
In Vol. M99 Page 49795  
**Linda Smith,**  
County Clerk Fee \$ 35<sup>00</sup>

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