

RUSSELL MAILLOUX

Grantor's Name and Address
LARRY W. CALDWELL

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Grantee's Name and Address
After recording, return to Grantor's Address, Zip:
Larry W. Caldwell
701 Fairchild St
Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Russell Mailloux

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Larry W. Caldwell, an unmarried person

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:

SEE ATTACHED EXHIBIT "A"

(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 \$ to clear title. © 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 1 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 December 14, 1999; 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 30.930.

Russell Mailloux

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 14, 1999

by Russell Mailloux

This instrument was acknowledged before me on

by

as

of



Trishia L. Powell
Notary Public for Oregon
My commission expires 10/4/2002

EXHIBIT "A"

51177

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
Recorded 12/30/99, at 9:16 a.m.
In Vol. M99 Page 51176
Linda Smith,
County Clerk Fee \$ 35