

Vol M00 Page 4475

WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 2/11/00, at 3:06 p.m.
 In Vol. M00 Page 4475
Linda Smith,
 County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO. 01050866

AFTER RECORDING RETURN TO:

RUSSELL MAILLOUX
 LARRY W. CALDWELL

709 Prescott
 Klamath Falls, OR. 97601

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

SUSAN KROUSE, 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:

The Southeasterly 55 feet of Lot 1, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3909-29DC, Tax Lot 17200

AM
 L.C.P.
 "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
 \$40,000.00.

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 February, 2000.

Susan Krouse by Billie Kezer
 SUSAN KROUSE by BILLIE KEZER, her her attorney in fact
 attorney in fact

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 11th day of February, 2000, by Billie Kezer as attorney in fact for Susan Krouse.

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

