

2000 APR 20 PM 3:32

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051159

AFTER RECORDING RETURN TO:
RUSSELL MAILLOUX
LARRY W. CALDWELL
2033 Herbert St.
Klamath Falls, OR. 97601

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

EVELYN MARIE JOHNSON, TRUSTEE OF THE JOHNSON FAMILY REVOCABLE
LIVING TRUST DATED 5-7-92, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

PM
L.C.
"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
\$80,000.00.

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 20th day of April, 2000.

THE JOHNSON FAMILY REVOCABLE
LIVING TRUST DATED 5-7-92

BY: Evelyn Marie Johnson
EVELYN MARIE JOHNSON, TRUSTEE
Trustee

Evelyn Marie Johnson
EVELYN MARIE JOHNSON, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 20th
day of April, 2000, by Evelyn Marie Johnson, both for herself
individually, and as Trustee of The Johnson Family Revocable
Living Trust dated 5-7-92.

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

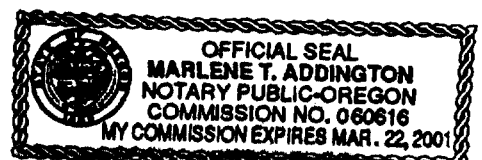


EXHIBIT "A"

Lot 1, Block 1, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM a portion of Lot 1, Block 1, WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at the Northeast corner of Block 1, Williams Addition to the City of Klamath Falls; thence South 2 degrees 25' East along the East line of Lot 1, Block 1, 29.9 feet; thence North 21 degrees 22' West, 32.0 feet to the North line of Lot 1, Block 1; thence North 89 degrees 55' East along the said North line 12.9 feet to the place of beginning.

CODE 1 MAP 3809-28CD TL 5100

State of Oregon, County of Klamath
Recorded 04/20/00, at 3:32 p. m.
In Vol. M00 Page 13342
Linda Smith,
County Clerk Fee \$ 26⁰⁰