



State of Oregon, County of Klamath  
 Recorded 05/01/00, at 3:32 p.m.  
 In Vol. M00 Page 15516  
 Linda Smith,  
 County Clerk Fee\$ 21<sup>00</sup>

## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051209

AFTER RECORDING RETURN TO:  
 WILLIAM C. SORG  
409 Pine St.  
Klamath Falls, OR. 97601

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

RUSSELL MAILLOUX and LARRY C. CALDWELL, hereinafter called  
 GRANTOR(S), convey(s) to WILLIAM C. SORG, an Estate in Fee  
 Simple hereinafter called the GRANTEE, 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, Taxlot 17200

"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, Trust Deed, including  
 the terms and provisions thereof dated February 11, 2000 and  
 recorded February 21, 2000, in Book M-00 Page 4476, Mortgage  
 Records of Klamath County, Oregon, in favor of Dugan Chevrolet  
 Co., and Trust Deed, dated February 29, 2000 and recorded March  
 3, 2000, in Book M-00, Page 6768 which Trust Deed(s) the  
 Grantees herein agree to assume and pay according to the terms  
 and conditions contained therein.,

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  
 \$65,431.41.

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 1st day of May, 2000.

Russell Mailloux  
 RUSSELL MAILLOUX

Larry W. Caldwell  
 LARRY W. CALDWELL

STATE OF OREGON, County of Klamath)ss.

On May 1, 2000, personally appeared RUSSELL MAILLOUX and  
 LARRY W. CALDWELL who acknowledged the foregoing instrument to  
 be their voluntary act and deed.

Vickie Blankenburg  
 7-01-2001

