

200 JUL 14 AM 11:15



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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051540

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

State of Oregon, County of Klamath
Recorded 07/14/00, at 11:15 A.m.
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Linda Smith,
County Clerk Fee \$ 21.00

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

RICHARD A. KING AND MARY K. KING, 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:

LOT 6, BLOCK 54, SECOND HOT SPRINGS ADDITION TO THE CITY OF
KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-28CC, TAXLOT 2400

La. "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
\$35,000.00.

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 July 13, 2000.

Richard A. King
RICHARD A. KING

Mary K. King
MARY K. KING

STATE OF OREGON, County of Klamath)ss.

On July 13, 2000, personally appeared RICHARD A. KING AND
MARY K. KING, who acknowledged the foregoing instrument to be
their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-01

