

200 JUL 27 PM 2:57



Vol. M00 Page 27508

WARRANTY DEED

ASPEN TITLE ESCROW NO.: 01051463

AFTER RECORDING RETURN TO:
LARRY BOATRIGHT
5440 COTTAGE AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 07/27/00, at 2:57 p. m.
In Vol. M00 Page 27508
Linda Smith,
County Clerk Fee \$ 21.00

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

RUSSELL MAILLOUX AND LARRY W. CALDWELL, hereinafter called
GRANTOR(S), convey(s) and warrants to LARRY BOATRIGHT, an
estate in fee simple, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

TRACT 65, PLEASANT HOME TRACTS NO. 2, IN THE COUNTY OF KLAMATH,
STATE OF OREGON.

CODE 41, MAP 3909-2AD, TAXLOT 2200

"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
\$70,000.00.

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 24th day of July, 2000.

Russell Mailloux
RUSSELL MAILLOUX

Larry W. Caldwell
LARRY W. CALDWELL

STATE OF OREGON, County of Klamath)ss.

On July 24, 2000, personally appeared Russell Mailloux
and Larry W. Caldwell who acknowledged the foregoing instrument
to be their voluntary act and deed.

Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 7/01/01

