

2000 AUG 15 PM 2:27



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 01051687

AFTER RECORDING RETURN TO:
Mr. and Mrs. Bart T. Worrell

2033 Herbert St
Klamath Falls, OR 97601

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 BART T. WORRELL and AMY
L. WORRELL, husband and wife, 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

"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 April 20, 2000, and
recorded April 20, 2000, in Book M-00, Page 13344, Mortgage
Records of Klamath County, Oregon, in favor of Gayle Payne
Nicholson, Trustee of the Susan G. Sweet Revocable Trust, which
Trust Deed 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
\$109,000.00

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 15th day of August, 2000.

Russell Mailloux
RUSSELL MAILLOUX

Larry W. Caldwell
LARRY W. CALDWELL

STATE OF OREGON, County of Klamath)ss.

On August 15, 2000, personally appeared Russell Mailloux and
Larry W. Caldwell, 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

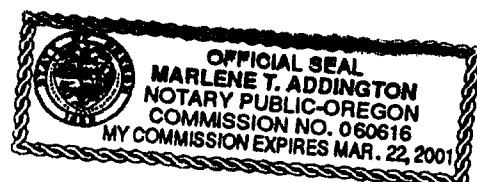


EXHIBIT "A"

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 08/15/00, at 2:27 p. m.
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Linda Smith,
County Clerk Fee \$ 26⁰⁰