

NN

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Russell Mailloux and Larry Caldwell  
2033 Herbert St.  
Klamath Falls, OR 97601

Grantor's Name and Address

M & M Enterprises  
20190 Mt. View Dr.  
Bend, OR 97701

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

M & M Enterprises  
20190 Mt. View Dr.  
Bend, OR 97701

Until requested otherwise, send all tax statements to (Name, Address, Zip):

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was  
received for record on \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Russell Mailloux and Larry Caldwell

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
M & M Enterprises  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit "A"

Subject to existing mortgages and taxes as of September 1, 2000 that grantee takes full responsibility.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,350. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on September 1, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.930.

Russell Mailloux  
Larry W. Caldwell

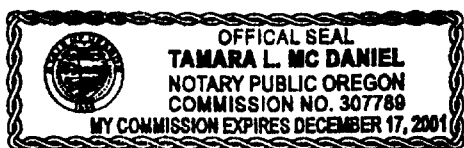
STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on September 1, 2000 by Russell Mailloux and Larry Caldwell

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Tamara L. McDaniel  
Notary Public for Oregon  
My commission expires 12/17/01

## EXHIBIT "A"

A tract of land situated in Lots 3 and 4, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 4, Block 44, Nichols Addition to the City of Klamath Falls; thence Southeasterly along the Southerly line of Lot 4, which line is also the Northerly line of 9th Street; 20 feet to the true point of beginning; thence continuing Southeasterly along said line 28.7 feet; thence Northeasterly parallel to the Westerly line of Lot 4, 60 feet; thence Southeasterly parallel with the Southerly line of Lot 4 to the Westerly line of High Street; thence Northeasterly along the Westerly line of High Street to the Southeasterly corner of property described in Book 176 at Page 281, Deed Records; thence Northwesterly along the Southerly line of property described in Book 176 at Page 281, Deed Records to a point that is 20 feet Southeasterly from the Northwesterly line of Lot 3; thence Southwesterly parallel to the Westerly line of Lots 3 and 4, 75 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15700

State of Oregon, County of Klamath  
Recorded 09/01/00, at 3:17 p. m.  
In Vol. M00 Page 32345  
**Linda Smith,**  
County Clerk Fee \$ 26.00