



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01052466

AFTER RECORDING RETURN TO:

Mr. and Mrs. Grover W. Risner

P.O. Box 400
Midland, OR 97634UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

State of Oregon, County of Klamath

Recorded 02/28/01, at 9:29 a m.In Vol. M01 Page 7800Linda Smith,County Clerk Fee\$ 21.00

RUSSELL MAILLOUX and LARRY W. CALDWELL, hereinafter called GRANTOR(S), convey(s) and warrants to GROVER W. RISNER and MARY E. RISNER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Tract 34, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

Code 41, Map 3909-2AD, Tax Lot 5600

Just
Wise "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 January 20, 2000, and recorded February 11, 2000, in Book M-00, Page 4420, AND, Trust Deed, including the terms and provisions thereof dated January 20, 2000, and recorded February 11, 2000, in Book M-00, Page 4422, both in Mortgage Records of Klamath County, Oregon, which Trust Deeds the Grantee herein agrees 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 \$55,960.10.

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 22nd day of February, 2001.

Russell Mailloux
RUSSELL MAILLOUX

Larry W. Caldwell
LARRY W. CALDWELL

STATE OF OREGON, County of Klamath)ss.

On February 26, 2001, 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

