

A 27147

01-10-374

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JUDITH L. JENNINGS, formerly known as Judy L. Dickey, hereinafter referred to as the "Grantor," for the consideration hereinafter stated, to Grantor paid by Grantees, does hereby grant, bargain, sell and convey an undivided one-half interest to TIMOTHY A. BAILEY and KRISTINE BAILEY, husband and wife, and an undivided one-half interest to CHARLES A. BAILEY and PATRICIA A. BAILEY, husband and wife, hereinafter referred to as the "Grantees," and Grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Klamath, state of Oregon, described as follows, to-wit:

Lot 5 in Block 38, HOT SPRINGS ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To have and to hold the same unto the said Grantees' and Grantees' heirs, successors and assigns forever.

Said Grantor hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights of way of record and those apparent on the land, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of September, 1976.

X Judith L. Jennings

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named Judith L. Jennings and acknowledged the foregoing instrument to be her voluntary act and deed before me this 10th day of September, 1976.



Lucretia Owens  
Notary Public for Oregon  
My Commission expires: 5-14-80

After recording, return to:

1st Federal - main

Until a change is requested, all tax statements shall be sent to the following:

FFS, L - main  
Mr. and Mrs. Timothy A. Bailey  
1962 Melrose  
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of September A.D., 1976 at 11:39 o'clock A M., and duly recorded in Vol. M76 of Deeds on Page 14289

FEE \$3.00

WM. D. MILNE, County Clerk  
By Santha De Cade Deputy

SEP 13 AM 11 39