

DAVID J. MC NIVEN and KAY D. MC NIVEN, husband and wife

, hereinafter called grantor, convey(s) to

DENNIS G. BAILEY and PATRICIA M. BAILEY, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

The North 50 feet of Lots 612 and 613, Block 128, MILLS ADDITION,
in the County of Klamath, State of Oregon.

Subject to:

1. Reservations and Restrictions, including terms and provisions thereof,
Dated August 1, 1928, recorded September 19, 1928 in Book 82, page 283
and dated December 9, 1929, recorded April 25, 1929 in Book 91, page
196 not allowing selling of intoxicating liquor.

2. Mortgage, including the terms and provisions thereof, recorded
November 8, 1977 in Book: M-77 Page: 21494 in favor of State of Oregon,
represented and acting by the Director of Veterans' Affairs, which grantees
herein assume and agree to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as set forth hereinabove

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 \$ 43,000.00.*

Dated this 27th day of October, 19 80.

David J. McNiven
Kay D. McNiven

STATE OF OREGON, County of Klamath) ss.

On this 27th day of October, 19 80 personally appeared the above named
David J. McNiven and Kay D. McNiven and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Petch

Notary Public for Oregon

My commission expires: 11-2-82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Mr. & Mrs. Dennis G. Bailey
2550 Darrow Street
Klamath Falls, Ore. 97601
Send tax statements to:
Dept. of Veterans' Affairs
1225 Ferry B.E.
Salem, Oregon 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 27th day of October, 19 80
at 3:17 o'clock P. M. and recorded in book M80
on page 20915 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha S. Petch

Deputy

Fee \$3.50