

OK

71094

WARRANTY DEED

Vol. 148 Page 1852

KNOW ALL MEN BY THESE PRESENTS, That BO-DEL DEVELOPMENT COMPANY, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FARON L. BAILEY and TERI L. BAILEY, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

## SUBJECT TO:

1. Conditions and restriction as shown on the recorded plat of Fair Acres Subdivision No. 1.
2. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

as set forth above

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 \$ 69,518.63 .  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).<sup>⓪</sup> (The sentence between the symbols <sup>⓪</sup>, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 4th day of February, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

STATE OF OREGON, )  
 County of ) ss.  
 19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.  
 February 4, 1987

Personally appeared John T. Bowers and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Bo-Del Development Company, Inc., a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-89

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Faron L. Bailey  
 1231 Homedale Road  
 Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1853

1844

EXHIBIT "A"

The West 790 feet of Tract No. 71 FAIR ACRES SUBDIVISION NO. 1,  
in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the  
following described property:

Beginning at a point on the South line of said Lot 71, 525 feet  
Westerly of the Southeasterly corner of said Lot 71, said point  
being the Southwest corner of Deed Volume M-75 at page 12069;  
thence Northerly parallel to the East line of said Lot 71, 329  
feet to the North line of said Lot 71; thence Westerly along said  
North line, 132.4 feet; thence Southerly parallel to the East line  
of said Lot 71, 329 feet to the South line of said Lot 71; thence  
Easterly 132.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of \_\_\_\_\_ the 4th day  
of February A.D., 19 87 at 4:34 o'clock P M., and duly recorded in Vol. M87  
of \_\_\_\_\_ Deeds on Page 1852.

Evelyn Biehn, County Clerk  
By *Sam Smith*

FEE \$14.00