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Vol. <u>mg</u> Page **21965** 

## #01034503 WARRANTY DEED

AFTER RECORDING RETURN TO: DONALD E. BAILEY 5727 WASHBURN WAY KLAMATH FALLS, ORE 97603

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

RICHARD M. BIEHN hereinafter called GRANTOR(S), convey(s) to DONALD E. BAILEY hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 3, RIVER'S BEND, in the County of Klamath, State of Oregon.

Code 118 Map 3507-2000 TL 700

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Conditions, Restrictions as shown on the recorded plat. 2) Right, title or interest of public in and to that portion of said premises lying below the ordinary high water line of the Williamson River and public rights of fishing and recreation in and to the shoreline of said river. 3) All matters arising from any shifting in the course of Williamson River. 4) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Irrigation District. 5) Reservations, Terms and Conditions as set forth in Land Status Report recorded in Book 311 at page 570. 6) Conditions, Restrictions in Deed recorded April 12, 1962 in Book 336 at page 548. 7) Agreement, recorded October 22, 1965 in Book M-65 at page 3053.

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 \$4,200.00.

In construing this deec and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_\_\_day of November 1989.

RICHARD M. BIEHN

STATE OF OREGON, County of Klamath)ss

On this 13th day of November, 1989

Personally appeared the above named RICHARD M. BIEHN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before de: <u>Shand</u> Notary Rubils for Oregon Myo Commission Expires:  $\mathcal{I}$ ALL g ton 3-22-93



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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