



#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." *DB*

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 deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of November 1989.

Richard M. Biehn
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 me: *Barlene V. Addington*
Notary Public for Oregon
My Commission Expires: 3-22-93

89 NOV 14 AM 11 52

ST 602

720
BEE & CROW INC.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-01-2001 BY 60322
UCBAW

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 14th day
of Nov. A.D., 19 89 at 11:52 o'clock AM., and duly recorded in Vol. M89,
of Deeds on Page 21965.
Evelyn Biehn County Clerk
By Quelene Mullendore
FEE \$13.00

APPROVED USER: _____

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY

PERSON ACCOUNTING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

REGULATIONS. BEFORE SIGNING A RECEIPTING THIS INSTRUMENT, THE

APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY

APPROVED USER: _____

and will forward and defend the same against all persons who may lawfully claim the same, except as shown above.

54,000.00 The above and related consideration for this estimator is

to conducting this deed and where the conduct occurred, the official involved in this matter.

IN WITNESS WHEREOF, the within has executed this instrument
 the 15th day of November, 1988.

00318 N 05A-0010

... (transf) to xmas0, 10000, 10 31 32

On this 12 day of November, 1881

was received and above named RICHARD W. BROWN and the above named instrument to be his voluntary act.

1950