

AFTER RECORDING RETURN TO:
Mr. and Mrs. Donald E. Bailey
5727 Washburn Way
Klamath Falls, OR. 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 and MARY ANN BAILEY, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lots 1 and 2, RIVER'S BEND, in the County of Klamath, State of
Oregon.

Code 118, Map 3507-20CC, TL 800 and 900.

"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 and
Restrictions as shown on the recorded plat of River's Bend. 2)
Rules, regulations and statutory powers of Modoc Point United of
the Klamath Indian Irrigation Project. 3) Conditions and
Restrictions in Deed recorded in Book 358, page 466 and in Book
358, page 468., 4) Rights, title or interest of the public,
including governmental bodies 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. 5) All matters arising from
any shifting in the course of the Williamson River, including,
but not limited to, accretion, reliction and avulsion.,

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
\$6,500.00.

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 23rd day of April, 1990.

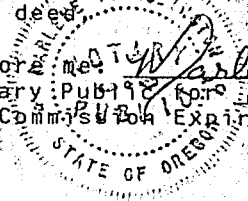
Richard M. Biehn
RICHARD M. BIEHN

STATE OF Oregon, County of Klamath) ss.

May
APRIL 15, 1990.
and N.P.

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

Before me, W. L. Addington
Notary Public for Oregon
My Commission Expires: 3-22-93



8 MAY 15 AM 11 48

9254

9254

UTL & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day
of May A.D., 19 90 at 11:48 o'clock AM., and duly recorded in Vol. M90
of Deeds on Page 9253.

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Muehlberg

THIS INSTRUMENT BEING FIRST FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 15TH DAY OF MAY, 1990, AT 11:48 A.M., AND DULY RECORDED IN VOLUME M90, PAGE 9253, OF THE DEEDS.

THE ABOVE INSTRUMENT BEING FIRST FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, ON THE 15TH DAY OF MAY, 1990, AT 11:48 A.M., AND DULY RECORDED IN VOLUME M90, PAGE 9253, OF THE DEEDS.

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