

#01035088 WARRANTY DEED

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

STATE OF Gregon, County of Klamath)ss.
May (APT IL 1/5, 1990.
and N. P.
Personallymappeared the above named RICHARD M. BIEHN and
acknow reduced to regoing instrument to be his voluntary act
and deed,
Before me Warlowe & Addington
Notary Publisher Comm
My Commission Expires: 3-22-93
order of the state

THE CONTRACTOR OF THE PROPERTY OF THE PROPERTY

Filed for record at request ofAspen Title Co.					<u> Parka Kara</u>	the	the15th	
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