

#01035274 WARRANTY DEED 11980

Vol.<u>mgo</u>Page

AFTER RECORDING RETURN TO: DONALD E. BAILEY 5727 Washburn Way Klamath Falls, OR. 97503

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

ALEXANDER BEHARY, JR. and JUDI'H RAE BEHARY, husband and wife, 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:

The NW 1/4 NW 1/4 SW 1/4, Sect on 21, Township 34 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Code 8, Map 3413-21CO, TL 400.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OF 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.) Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways. 2.) Subject to rules and regulations of Fire Patrol District. 3.) Reservations in deed from the United States of America to Klamath Lumber and Box Company, recorded November 21, 1956 in Book 288 at Page 113, Deed Records. 4.) Reservations as to oil and mineral rights, in deed from Klamath Lumber and Box Co., Inc., to Earl J. Scherer, recorded February 8, 1963, in Book 343 at Page 128, Deed Records. 5.) Reservation of subsurface rights as disclosed by Bargain & Sale Deed, recorded September 13, 1965 in Book Me65 at Page 1598. 6.) Reservation of subsurface rights as cisclosed by Bargain & Sale Deed recorded January 11, 1968 in Book M-68 at Page 239. 7.) Reservation of subsurface rights as cisclosed by Bargain & Sale Deed recorded June 20, 1975 in 800k M-75 at Page 7051.

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

The true and actual consideration for this transfer is \$7,000.00.

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 12 day of June 1990.

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ALEXANDER BEHARY, JR. J.	1 minute
STATE OF OREGON, County of <u>(umy</u> )ss.	
June <u>/3</u> , 1990	ilen.
Personally appeared the above named ALEXANDER BEHARY, JR. a JUDITH RAE BEHARY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.	
Before me: <u>Christin, Chun Chazaman</u> Notary Public for Oregon My Commission Expires: <u>9-7-91</u>	*************

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## STATE OF OREGON: COUNTY OF KLAMATH: ss. Filed for record at request of \_\_\_\_\_\_Aspen Title

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