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#01035274  
WARRANTY DEEDVol. m90 Page 11980

AFTER RECORDING RETURN TO:  
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

ALEXANDER BEHARY, JR. and JUDITH 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, Section 21, Township 34 South, Range  
13 East of the Willamette Meridian, in the County of Klamath,  
State of Oregon.

Code 8, Map 3413-21C0, 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 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.) 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 M-65 at Page 1598. 6.) Reservation of  
subsurface rights as disclosed by Bargain & Sale Deed recorded  
January 11, 1968 in Book M-68 at Page 239. 7.) Reservation of  
subsurface rights as disclosed by Bargain & Sale Deed recorded  
June 20, 1975 in Book M-75 at Page 7051.

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  
\$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.

*Alexander Behary, Jr.*  
ALEXANDER BEHARY, JR.

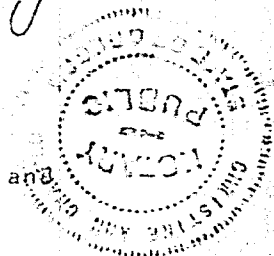
*Judith Rae Behary*  
JUDITH RAE BEHARY

STATE OF OREGON, County of Curry ) ss.

June 13, 1990

Personally appeared the above named ALEXANDER BEHARY, JR. and  
JUDITH RAE BEHARY, husband and wife, and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: *Christen Ann Chapman*  
Notary Public for Oregon  
My Commission Expires: 9-7-91



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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day  
of June A.D., 19 90 at 11:29 o'clock A.M., and duly recorded in Vol. M90  
of Deeds on Page 11980.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullendar