



26544

#01036109
WARRANTY DEEDVol. 91 Page 3926AFTER RECORDING RETURN TO:
DONALD E. BAILEY
GEORGE A. PONDELLA, JR.5727 Washburn
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERANDY KINCADE, hereinafter called GRANTOR(S), convey(s) to
DONALD E. BAILEY and GEORGE A. PONDELLA, JR., each as to an
undivided 1/2 interest, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:Lot 5, Block 47, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT,
PLAT NO. 2, in the County of Klamath, State of Oregon.

Code 114 Map 3811-1580 TL 3900

"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 AS*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 of Klamath Falls
Forest Estates, Highway 66 Unit, Plat No. 2. 2) Subject to an
undivided 1/2 interest in mineral rights as reserved in deed
from Glen C. Lorenz and Kathryn Lorenz to J. L. Sparretorn,
recorded September 2, 1933 in Book 101 at Page 384, Deed Records
of Klamath County, Oregon. (Affects Sections 4, 15, 14, 22,
23, Twp 38 S., R 11 EWM)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
\$3,000.00.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 6th day of February 1991.X Randy Kincaid
RANDY KINCADESTATE OF ARIZONA, County of Yuma) ss.February 12, 1991Personally appeared the above named RANDY KINCADE and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me, Clarence A. Sprague
Notary Public for Arizona
My Commission Expires: My Commission Expires Oct. 23, 1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of March A.D., 19 91 at 11:13 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 3926

FEE \$28.00

Evelyn Biehn County Clerk

By Dorlene Muckendore