

OK

39502

WARRANTY DEED

Vol. m92 Page 309KNOW ALL MEN BY THESE PRESENTS, That Frances Pauline Bailey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frances Pauline Bailey and Timothy Patrick Bailey, Not as tenants in common but with the right survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

LEGAL DESCRIPTION:

Lot 2, EXCEPT the Easterly 47.8 feet, and all of Lot 3 in Block 5 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6 day of January, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Frances Pauline Bailey

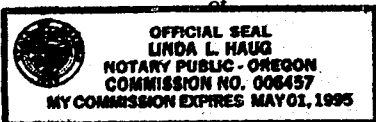
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 6, 1992, by Frances Pauline Bailey

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Linda L. Haug
 Notary Public for Oregon
 My commission expires 5-1-95

Frances Pauline Bailey
123 High St.
Klamath Falls, Oregon 97601
 GRANTOR'S NAME AND ADDRESS

Frances Pauline Bailey & Timothy Patrick Bailey
123 High St.
Klamath Falls, Oregon 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Frances Pauline Bailey
123 High St.
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Frances Pauline Bailey
123 High St.
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 7th day of Jan, 1992, at 9:24 o'clock A.M., and recorded in book/reel/volume No. M92 on page 309 or as fee/file/instrument/microfilm/reception No. 39502, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Debra Muelendore Deputy

Fee \$28.00

42 6 JAN 7 AM '92