

KNOW ALL MEN BY THESE PRESENTS, That

A. JEAN FROST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called DONALD E. BAILEY and MARY ANN BAILEY, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

# MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 6th day of March, 19 92; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

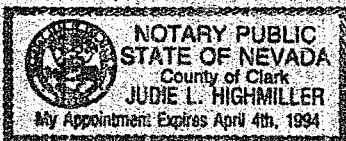
STATE OF OREGON, NEVADA )  
County of CLARK ) ss.  
March 6, 19 92

Personally appeared the above named  
A. JEAN FROST

and acknowledged the foregoing instrument  
to be HER voluntary act and deed.

Before me:

Judie L. Highmiller  
Notary Public for Oregon Nevada  
My commission expires: APRIL 4, 1994



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

A. JEAN FROST

3325 N. NELLYS

LAS VEGAS, NV 89115

GRANTOR'S NAME AND ADDRESS

DONALD E. BAILEY and MARY ANN BAILEY

5082 Arkway  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
DONALD E. BAILEY and MARY ANN BAILEY

5082 Arkway  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

DONALD E. BAILEY and MARY ANN BAILEY

5082 Arkway  
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED

HOR

RECORDERS USE

By \_\_\_\_\_

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC NO. 27169-KR

EXHIBIT A  
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0 degrees 12' East a distance of 921.3 feet from the Southwest corner of said Section 35, and running thence North 0 degrees 12' East along said above mentioned West line of Section 35, a distance of 63.4 feet to a point, which point is 15 feet South of the Northwest corner of the SW 1/4 of NW 1/4 of SW 1/4 of SW 1/4 of said Section 35; thence North 89 degrees 59' East a distance of 344.2 feet to a point which is 15 feet South of the Northeast corner of said SW 1/4 of NW 1/4 of SW 1/4 of SW 1/4 of Section 35; thence South 0 degrees 15' West a distance of 63.4 feet to a point; thence South 89 degrees 59' West a distance of 344.2 feet, more or less, to a point of beginning. There is reserved, however, a strip 30 feet wide along the West side, and also the irrigation and drainage ditches now upon and across said tract are reserved for the beneficial use of this tract and adjacent lands which now have the use thereof.

TOGETHER WITH a 1974 GLENB HT Mobile Home, Oregon License #X 97455, Serial #7H064303S0487, which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day  
of March A.D., 19 92 at 3:46 o'clock PM., and duly recorded in Vol. M92,  
of Deeds on Page 4828.  
By Evelyn Biehn County Clerk  
Caroline M. Mendenhall

FEE \$35.00