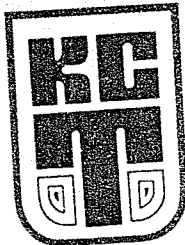


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KLAMATH COUNTY TITLE COMPANY

Vol. M92 Page 21419

K-44476

STATUTORY WARRANTY DEED (Individual or Corporation)

FLORENCE BOURNE AND CLIFFORD BOURNE

. Grantor,

ALBERT A. BAILEY AND HELEN T. BAILEY, husband and wife

. Grantee.

conveys and warrants to

KLAMATH

and State of Oregon.

the following described real property in the County of

The Northerly 31.3 feet of Lot 5 in Block 2 of Fairview 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.

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.
2. Contract of Sale, including the terms and provisions thereof, recorded September 21, 1979, in Volume M79 page 22550, Records of Klamath County, Oregon, in favor of Harry J. Jackson and Beverly G. Jackson, which Contract of Sale Grantee herein does not agree to assume and pay according to the terms and provisions contained therein.

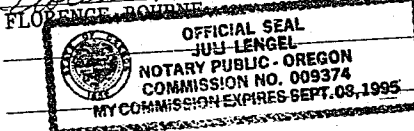
This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 17th day of September 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

STATE OF OREGON, County of KLAMATH)ss.

The foregoing instrument was acknowledged before me this 18th day of September 19 92 by FLORENCE BOURNE AND CLIFFORD BOURNE

Clifford M Bourne
CLIFFORD BOURNE

XXXXXXXXXXXX ACKNOWLEDGEMENT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 17th day of September 19 92 by Clifford Bourne

Juli Lengel
Notary Public for Oregon
My commission expires: 9/9/95

Debra Buligian
Notary Public for Oregon
My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Albert A. Bailey
25916 Orville rd.
Ortin, California 98360

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Albert A. Bailey
25916 Orville Rd.
Orting, Washington 98260

STATE OF OREGON,)ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 18th day of September A.D. 19 92
at 1:45 o'clock P M. and duly recorded
in Vol. M92 of Deeds Page 21429
By Evelyn Biehn County Clerk
By Bernetha Adiloch Deputy.

Fee, \$30.00