

WARRANTY DEED

WARRANTY USED
MTC 31736-HF

KNOW ALL MEN BY THESE PRESENTS, that KURT A. MULLER and CARRIE MULLER, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A. BAILEY and TERESA M. BAILEY, husband and wife hereinafter called 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:

Lot 2 in Block 4 of HILLSIDE 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.

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." AND TO DETERMINE ANY OTHER ZONING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

check with the appropriate city or county planning department to verify approved uses." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 "

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS SUCH.
 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
 (said) thereof against the lawful claims

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.

for this transfer stated in terms of dollars is \$ 104,000.00

grantee will warrant and defend the grantor against all claims, suits, damages and demands of all persons whomsoever, except those claiming under the above grantor. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 104,000.00.

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 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 10th day of December, 1993

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.



PETER A. MULLER

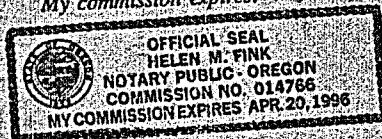
STATE OF OREGON,
County of KLAMATH) ss
12/10, 19 93

Personally appeared the above named
KURT A. MULLER
~~CARRIE MULLER~~

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

Before me:

Notary Public for Oregon
My commission expires:



KUET A. MILLER and CARRIE MILLER
1041 HARBOR ISLES BLVD
KLAMATH FALLS, OR 97601

MARK A. BAILEY and TERESA N. BAILEY
1630 ELDORADO AVENUE
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
MARK A. BAILEY AND TERESA M. BAILEY
MARK A. BAILEY AND TERESA M. BAILEY
1630 ELDORADO AVE.
KLAMATH FALLS, OR 97601

Send a change if requested all US statements shall be sent to the following address:
MARK A. BAILEY AND TERESA M. BAILEY
1630 ELDORADO AVE.
KIAMATH FALLS, OR 97601

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: _____

STATE OF OREGON, SS.
County of Klamath
I certify that the within instrument was
received for record on the 15th
day of Dec., 19 93
at 11:45 o'clock A. M. and recorded
in book 193 on page 33340 or a
file/reel number 72837
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Quilina Willendsoe Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

2-15-93A11:45 RCVD

MOUNTAIN TITLE COMPANY

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