

90481

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

PHILLIP E. CAHOON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. BAILEY and PATRICIA L. 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:

The Southeasterly rectangular 31 feet of Lot 9 and the Northwesterly rectangular 34 feet of Lot 10, ELBORADO, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS DOCUMENT IS BEING RERECORDED TO CORRECT LEGAL DESCRIPTION

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 limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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, in 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 \$ 65,000.00

XXXXXX The actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00 XXXXXX
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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 18 day of OCT, 1994; 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,

County of Washington) ss.

October 18, 1994

Personally appeared the above named
PHILLIP E. CAHOON

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

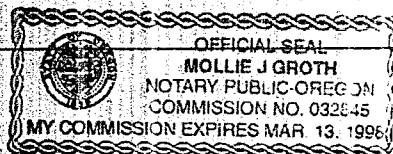
Before me:

Mollie J. Groth

Notary Public for Oregon

My commission expires: 3-13-98

X Phillip E. Cahoon
PHILLIP E. CAHOON



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

My commission expires: (SEAL)

PHILLIP E. CAHOON

10151 SW SILETZ DRIVE

TUALATIN, OR 97062

GRANTOR'S NAME AND ADDRESS

CHARLES A. BAILEY and PATRICIA L. BAILEY

776 Dakota

Klamath Falls, OR 97603

STATE OF OREGON,

County of Klamath

GRANTOR'S NAME AND ADDRESS

Filed for record at request of:

Mountain Title Co

on this 1st day of Nov A.D. 19 94

at 3:27 o'clock P.M. and duly recorded

in Vol. M94 of Deeds Page 33380

Evelyn Biehn County Clerk

By Pauline M. Neill Deputy

Deputy.

Fee, \$5.00

N TITLE COMPANY

MOUNTAIN TITLE COMPANY