

WARRANTY DEED

MTC 34064 HF

KNOW ALL MEN BY THESE PRESENTS, That

PAUL W. MEE and TERESA MEE, with the rights of survivorship

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DENNIS G. BAILEY

, 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:

Lots 11 and 12 in Block 7 of ST. FRANCIS PARK, 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 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, 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 \$ 60,000.00

~~PAUL W. MEE and TERESA MEE, with the rights of survivorship, for the consideration hereinafter stated, to grantor paid by DENNIS G. BAILEY, 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:~~

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 21st day of March, 19 95; 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 KLAMATH ss.
3/21, 19 95.

Personally appeared the above named

PAUL W. MEE

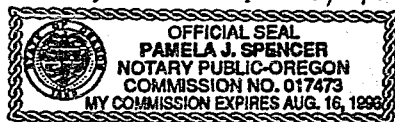
TERESA MEE

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

Before me:

Pamela J. Spencer

Notary Public for Oregon

My commission expires: 8/16/96

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)

PAUL W. MEE and TERESA MEE

4626 Cannon AveKlamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

DENNIS G. BAILEY

4626 CANNON AVE.KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

DENNIS G. BAILEY

4626 CANNON AVE.KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

DENNIS G. BAILEY

4626 CANNON AVE.KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 21stday of March, 19 95,at 1:59 o'clock P M., and recordedin book M95 on page 6351 or asfile/reel number 96464,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co ClerkRecording OfficerDeputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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03-21-95P01-59-RCHP