

## WARRANTY DEED

Vol. 1195 PageKNOW ALL MEN BY THESE PRESENTS, That ORRIS L. GOODE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES T. BAILEY and BONNIE 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:

Lot 10, Block 13, FAIRVIEW ADDITION No. 2 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."

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 \$ 16,000.00.  
~~However, the usual and ordinary consideration of property is not to be taken into account in determining the value of the property for purposes of the recording fee.~~

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 31 day of June, 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 Lane, ss.  
May 31, 19 95.

Personally appeared the above named Orris L. Goode

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

Before me: Laurie F. Harrison  
 Notary Public for Oregon  
 My commission expires: Sept. 17, 1995



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)

Orris L. Goode  
1470 Ranch wood Drive,  
Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

James T. & Bonnie L. Bailey  
1421 Pleasant Ave.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

James T. & Bonnie L. Bailey  
1421 Pleasant Ave.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

James T. & Bonnie L. Bailey  
1421 Pleasant Ave.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of June, 19 95, at 10:08 clock A M., and recorded in book M95 on page 14584 or as file/reel number 983

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By [Signature] Recording Officer  
 Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

06-02-95A10:08A RCVD

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