

MTC 36232 MS

WARRANTY DEED

DOVIE F. HODGES and ORVILLE MARION EIFERT,
Grantor(s) hereby grant, bargain, sell and convey to
WILLIAM F. BAILEY, JR. and DEBORAH J. BAILEY, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 1 IN BLOCK 29 OF ORIGINAL TOWN OF MERRILL, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 433, MERRILL, OR 97633

Dated this 18th day of September, 19 95

Dovie F. Hodges
DOVIE F. HODGES

Orville Marion Eifert
ORVILLE MARION EIFERT

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. September 18 19 95

Personally appeared the above named Dovie F. Hodges and Orville Marion Eifert
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

Return to:

WILLIAM F. BAILEY, JR.
P.O. BOX 433
MERRILL, OR 97633

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 20th day of October A.D., 19 95
at 11:28 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 28674
Bernetha G. Letsch County Clerk
By Lenette Mueller
Deputy.

Fee, \$30.00