

## WARRANTY DEED

MTC 35344 HF

GINGER LEE HARRIS who took title as GINGER LEE DERRY and AUBREY DALE HARRIS, Grantor(s) hereby grant, bargain, sell and convey ROBERT L. BAILEY and SHERRY L. 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:

The East 40 feet of Lot 1 in Block 10, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 1; thence West along the South line of said Lot, 40 feet; thence North 74.4 feet parallel to the East line of said Lot, to the North line of said Lot; thence East long said North line 40 feet to the Northeast corner of said Lot; thence South along the East line of said Lot, 74.4 feet to the place of beginning.

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:

SUBJECT TO: Taxes for the fiscal year 1992-1993, partially paid. Account No.: 3407-034DD-03400 Key No.: 203461 in the amount of \$659.02 plus interest, with remaining unpaid balance \$518.83 plus interest; Taxes for the fiscal year 1993-1994, delinquent. Account No.: 3407-034DD-03400 Key No.: 203461 in the amount of \$617.16 plus interest; Taxes for the fiscal year 1994-1995, delinquent. Account No.: 3407-034DD-03400 Key No.: 203461 in the amount of \$605.79 plus interest; Taxes for the fiscal year 1995-1996, now due and payable. Account No.: 3407-034DD-03400 Key No.: 203416 in the amount of \$516.04 plus interest; and Trust Deed recorded June 14, 1988 in Volume M88, page 9239, Microfilm Records of Klamath County, Oregon in favor of Cynthia Gallagher, as Beneficiary. The above named Grantees do hereby agree to assume and pay in full the above described delinquent property taxes and existing Trust Deed.

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX <sup>839</sup>~~383~~, CHILOQUIN, OR 97624

Dated this 29th day of November, 1995

x Ginger Lee Harris  
GINGER LEE HARRIS

x Aubrey Dale Harris  
AUBREY DALE HARRIS

## NOTARY ACKNOWLEDGEMENT

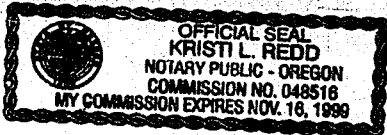
STATE OF Oregon SS. Nov. 29 19 95  
COUNTY OF Klamath

Personally appeared the above named

GINGER LEE HARRIS & AUBREY DALE HARRIS



and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. ReddNotary Public for OregonMy commission expires 11/16/99

(seal)

Return to:

ROBERT L. BAILEY

P.O. BOX 383

CHILOQUIN, OR 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the First day  
of December A.D., 19 95 at 11:44 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 32920.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By

Annette Mueller