

#03044060
AFTER RECORDING RETURN TO:

JAMES T. BAILEY, SR.
LORA LEE K. BAILEY

2222 Bluth St.
ANDER PARK, CA 91304

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

HARRY E. ST. CLAIR and MARIELLEN ST. CLAIR, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JAMES T. BAILEY, SR.
and LORA LEE K. BAILEY, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

Lots 3, 4 and 5, Block 28, KLAMATH FALLS FOREST ESTATES HIGHWAY
66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

CODE 36 MAP 3811-4B0 TL 300
CODE 36 & 114 MAP 3811-4B0 TL 400
CODE 114 & 36 MAP 3811-4B0 TL 400
CODE 36 MAP 3811-4A0 TL 3100

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$67,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

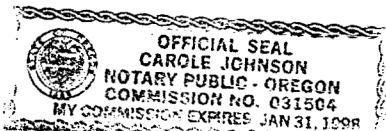
IN WITNESS WHEREOF, the grantor has executed this instrument
this 19th day of January, 1996.

Harry E. St. Clair
HARRY E. ST. CLAIR

Mariellen St. Clair
MARIELLEN ST. CLAIR

STATE OF OREGON, County of Klamath)ss.

On this 13th day of January, 1996,



Personally appeared the above named HARRY E. ST. CLAIR and
MARIELLEN ST. CLAIR and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: January 31, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 24th day
of Jan A.D., 19 96 at 3:53 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 2079.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch