



## WARRANTY DEED

#03044883

AFTER RECORDING RETURN TO:

VENITA A. PERRIN  
1625 MC CLELLAN  
KLAMATH FALLS, OR 97603

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

DANIEL H. BAILEY and SHELLEY P. BAILEY, hereinafter called  
GRANTOR(S), convey(s) to VENITA A. PERRIN, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .

"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, contracts and/or  
liens for irrigation and/or drainage, 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  
\$113,000.00.

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 29th day of July, 1996.

Daniel H. Bailey  
DANIEL H. BAILEY

SHELLEY P. BAILEY  
SHELLEY P. BAILEY

STATE OF OREGON

County of Klamath

On August 12, 1996, DANIEL H. BAILEY and SHELLEY P. BAILEY  
personally appeared before me,

\_\_\_\_ who is personally known to me

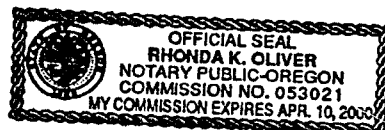
☒ whose identity I proved on the basis of Oregon Drivers License

\_\_\_\_ whose identity I proved on the oath/affirmation of  
\_\_\_\_, a credible witness

to be the signer of the above document, and he/she acknowledged  
that he/she signed it.

[Signature]  
Notary Public for Oregon

My Commission Expires: 4-10-2000



96 AUG 13 P3:30

## EXHIBIT "A"

The Northwesterly 46.3 feet of Lot 88 and the following described portion of Lot 89, MOYINA, in the County of Klamath, State of Oregon:

Beginning at the most Southerly corner of Lot 89 in said Moyina; thence North 64 degrees 17 1/2' East, along the line between Lots 88 and 89 in said Moyina, a distance of 125.0 feet, more or less, to the most Easterly corner of said Lot 89; thence North 25 degrees 42 1/2' West, along the Northeasterly boundary of said Lot 89, a distance of 9.17 feet; thence Northwesterly along the arc of a curve to the left, the radius of which is 723.69 feet, a distance of 58.85 feet; thence South 59 degrees 19' West, along the radius of said curve, 125.0 feet, more or less, to the Southwesterly boundary of said Lot 89; thence Southeasterly, along said Southwesterly boundary which is the arc of a curve to the right, the radius of which is 598.69 feet, a distance of 48.66 feet; thence South 25 degrees 42 1/2' East, 9.17 feet, more or less, to the point of beginning.

CODE 141 MAP 3809-36DC TL 8300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day  
of August A.D., 19 96 at 3:30 o'clock PM. and duly recorded in Vol. M96  
of Deeds on Page 24906.

FEE \$35.00

Bernetha G. Letsch, County Clerk,  
By [Signature]