

NS

37141

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James A. Dail and Daneen M. Dail

30110 Passum LN

Bonanza, OR 97623

Alfred & Fate Bailey

5152 Bufflehead

Bonanza, OR 97623

After recording, return to (Name, Address, Zip):

Alfred & Fate Bailey

5152 Bufflehead

Bonanza, OR 97623

With requested guarantee, send a letter statement to (Name, Address, Zip):

Alfred & Fate Bailey

5152 Bufflehead

Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of May, 1997, at 2:43 o'clock P.M., and recorded in book/reel/volume No. 397 on page 13685 and/or as fee/file/instrument/microfilm/reception No. 37141. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, Co. Clerk

NAME TITLE

By Kathleen Reed, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that James A. Dail and Daneen M. Dail, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Alfred Bailey and Fate Bailey, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 34, Block 61, Klamath Falls Forest Estates, Highway 66 Unit, Flat No. 2, according to the Office of the County Clerk of Klamath County, Oregon.

97 MAY 5 9 243

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except all those of record and those apparent to the land as of the date of this deed

and that grantor will warrant and forever defend the 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 \$ 1750.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

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

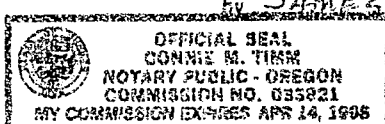
In witness whereof, the grantor has executed this instrument this 25th day of April, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 PARKING OR FOREST PRACTICES AS DEFINED IN ORS 30.030.

James A. Dail
Daneen M. Dail

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 25, 1997, by JAMES A. DAIL AND DANEEN M. DAIL



Connie M. Timm

Notary Public for Oregon

My commission expires April 14, 1998

30W