WARRANTY DEED

Timothy A. Bailey and Kristine L. Bailey, husband and wife, Grantor, conveys and warrants to Joan K. Brady, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

That portion of land situated in the NW1/4 of the SW1/4 of Section 28, Township 38 South, Range 09 East, of the Willamette Meridian, Klamath County, Oregon, described as follows: the northerly 15 feet of the southerly 25 feet of Lot 4, Block 38, Hot Springs Addition to the City of Klamath Falls.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. No structure hereafter constructed on the property may be used as a residence.
- 2. No structure may be constructed or placed on the property that is more than 7 feet higher than the land grade as it existed on February 20, 1998.

The true consideration for this conveyance is \$2,500.

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.

DATED: Feb. 23	, 1998	GEA HA
		Timothy A. Bailey
DATED: Foli 23	, 1998	Julio & Laily
		Kristine L. Bailey
		0
STATE OF OREGON)	
) ss.	
County of Klamath)	
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On this 3 day of Jehrmany, 1998, personally appeared before me the above named Timothy A. Bailey, and acknowledged the foregoing instrument to be his voluntary act and deed.



Warranty Deed - Page 1

Motary Public - State of Oregon
My commission expires: 12 23-95



Cofficial SEAL NOTARY PUBLIC - OREGON COMMISSION EXPRES DEC. 23, 1999 Timothy A. Bailey and Kristine L. Bailey, Grantors, to Joan K. Brady, Grantee. After recording return to: Desaid R. Crape Attorney st. 2 year Post Office Bos \$261 Manuath Falls OR 97801 Until a change is requested all tax statements shall be sent to the following address: Joan K. Brady 1955 Esplanade Ave Klamath Falls, OR 97601 STATE OF OREGON: COUNTY OF KLAMATH: ss.	County of Klamath On this <u>13</u> da above named Kristine L. E act and deed.	y of <u>Februa</u> Bailey, and acknow	ary, 1999 wledged the foreg	3, personally appeared ping instrument to be	l before me the her voluntary
Kristine L. Bailey, Grantors, to Joan K. Brady, Grantee. After recording return to: Douald R. Crane Attorney of Law Post Office Bos \$261 Kamath Falls OR 97601 Until a change is requested all tax statements shall be sent to the following address: Joan K. Brady 1955 Esplanade Ave Klamath Falls, OR 97601 STATE OF OREGON: COUNTY OF KLAMATH: ss.	OFFICIAL SEA LINDA CRAN NOTARY PUBLIC - OF COMMISSION NO.	N. E REGON	<u> Sanda</u> NOTARY PUB	Clauce. LIC - State of Orego	on
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Filed for record at request of	STATE OF OREGON: COUNTY OF REAL	IATH: ss.	•		
of March A.D., 19 98 at 10:05 o'clock A M and dilly recorded in the 6th	THE OF INLINE				