

53060

MTC 43984 - Vol 1198 Page 16180
WARRANTY DEED

DONALD E. BAILEY and MARY ANN BAILEY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRYAN S. PHILLIPS,
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:

LOT 36 IN BLOCK 15, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

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:
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 \$ 89,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5082 ANKENY STREET, KLAMATH FALLS, OR 97603

Dated this 11th day of May, 1998.

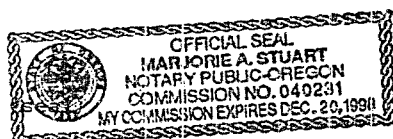
Donald E. Bailey
DONALD E. BAILEY

Mary Ann Bailey
MARY ANN BAILEY

STATE OF Oregon SS. May 11 19 98
COUNTY OF Klamath

Personally appeared the above named Donald E. Bailey and Mary Ann
Bailey

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43984-MS

Return to:
BRYAN S. PHILLIPS
5082 ANKENY STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 12th day of May A.D., 1998
at 3:32 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 16180

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy: