

74942

JEAN S. BAILEY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
NICHOLAS JAMES GEORGE and DANIELLE GEORGE, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2025 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 19th day of February, 1999

Witnesses:

Marion Grantham
Marion Grantham

Jean S. Bailey
JEAN S. BAILEY

Marjorie A. Stuart
STATE OF Oregon

SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____
My commission expires _____

(seal)

ESCROW NO. MT47105-MS

Return to:
NICHOLAS JAMES GEORGE
2025 HOPE STREET
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and described as follows:

Beginning at a point on the South boundary line of said SE1/4 of the NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 of the NW1/4 of said Section 2, thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 1120 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description thence from said place of beginning East and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet; thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet; thence West and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet; thence South and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet to the place of beginning, subject to the right of way 6 feet wide off the East side of said tract for use as an irrigation lateral.

EXCEPTING THEREFROM the Westerly 25 feet used for roadway purposes.

SIGNATURE-BY-MARK ACKNOWLEDGMENT

State of Oregon
County of Klamath

} ss.

On this the 19th day of February, 1999, before me, the undersigned Notary Public, personally appeared

Jean S. Bailey

Name of Individual Signing by Mark

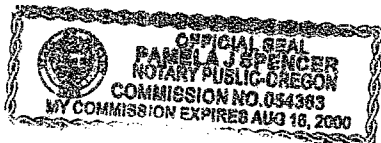
personally known to me - OR -

I proved to me on the basis of satisfactory evidence to be the person who made and acknowledged making his/her mark on the within instrument in my presence and in the presence of the two persons indicated below who have signed the within instrument

as witnesses, one of whom, Marjorie A. Stuart

Witness Writing Marker's Name

also wrote the name of the signer by mark near the mark
Witness my hand and official seal.



Pamela J. Spencer
Signature of Notary Public

Marjorie A. Stuart
222 S. 5th St. Klamath Falls, OR 97601

Name and Address of Witness

Name and Address of Witness

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day of February A.D., 1999 at 11:14 o'clock A.M. and duly recorded in Vol. M99 of Deeds on Page 5918

Linda Smith, County Clerk

FEE \$35.00

by Kathleen Ross