

1999 JUN 16 AM 11:27

MTC 48109-MS  
WARRANTY DEED

Vol M99 Page 23649

**JAMES R. BAILEY and RUTH A. BAILEY, AS TENANTS BY THE ENTIRETY,**

Grantor(s), hereby grant, bargain, sell and convey to:

**DANNY RAY WOOD and TINA MARIE WOOD, 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:

**LOT 11 IN BLOCK 1 OF TRACT 1088, FERNDAL, 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 **\$ 103,500.00**

Until a change is requested, all tax statements shall be sent to Grantee at the following address: **5621 BARTLETT AVENUE, KLAMATH FALLS, OR 97603**

Dated this 10TH day of JUNE, 1999 .

SEE SIGNATURE PAGE ATTACHED  
HERETO AND MADE A PART HEREOF

**NOTARY ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ss. \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING RETURN TO:**

**DANNY RAY WOOD  
5621 BARTLETT AVENUE  
KLAMATH FALLS, OR 97603**

EXHIBIT "B"  
SIGNATURE PAGE

James R. Bailey  
JAMES R. BAILEY

\_\_\_\_\_  
RUTH A. BAILEY

STATE OF Oregon

COUNTY OF Klamath

SS. June 14 1999

Personally appeared the above named James R. Bailey

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

Marjorie A. Stuart  
Notary Public  
State of Oregon

My Commission expires: 12-20-02



STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19 \_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19 \_\_, by \_\_\_\_\_

as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

EXHIBIT "B"  
SIGNATURE PAGE

JAMES R. BAILEY

Ruth A. Bailey  
RUTH A. BAILEY

STATE OF MONTANA

COUNTY OF GALLATIN

SS. JUNE 11 1999

Personally appeared the above named RUTH A. BAILEY

and acknowledged the foregoing instrument to be HER voluntary act.

WITNESS My hand and official seal.

(seal)

Jennifer L. Arpin  
Notary Public  
State of MONTANA  
My Commission expires: 4-15-02

STATE OF \_\_\_\_\_

SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 6/16/99, at 11:27 a m.  
In Vol. M99 Page 23649  
Linda Smith,  
County Clerk Fees 40- KR