

MT48646-MG
WARRANTY DEED

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1999 JUL 26 AM 11:26

ROLLIE H. KNAGGS and FRAN A. KNAGGS, as tenants by the entirety, Grantor,
hereby grant, bargain, sell, warrant and convey to:

DENNIS G. BAILEY AND GAIL A. GALLOWAY, EACH AS TO AN UNDIVIDED 1/2 INTEREST, AS
TENANTS IN COMMON, Grantee,

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 14 TRACT 1306 - SECOND ADDITION TO NORTH RIDGE ESTATES, according to
the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TAX ACCOUNT NO.: 3809-015B0-00530

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 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4626 CANNON AVENUE, KLAMATH FALLS, OR 97603

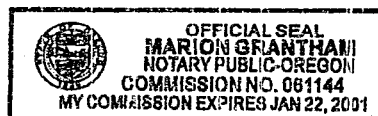
Dated this 23 day of July, 1999

Rollie H. Knaggs
ROLLIE H. KNAGGS

Fran A. Knaggs
FRAN A. KNAGGS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 23, 1999 by ROLLIE H.
KNAGGS AND FRAN A. KNAGGS.



Marion Grantham
(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT48646-MG

Return to:
DENNIS G. BAILEY
4626 CANNON AVENUE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 7/26/99, at 11:26 a. m.
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Linda Smith,
County Clerk Fee \$30 112