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MTL 54342-LW
WARRANTY DEED

Vol M01 Page 32595

GEORGE W. BAILEY and IRMA V. BAILEY, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
K. ROBERT EZELL and SARAH JANE EZELL, 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 34 IN BLOCK 41 OF TRACT 1184, OREGON SHORES, UNIT 2, FIRST ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3507-018AD-4200

240670

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 13,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2852 WINGATE STREET, EUGENE, OR 97408

Dated this 2nd day of July, 2001.

George W. Bailey
GEORGE W. BAILEY

Irma V. Bailey
IRMA V. BAILEY

State of MISSISSIPPI
County of HAZARD

This instrument was acknowledged before me on July 2, 2001 by GEORGE
W. BAILEY AND IRMA V. BAILEY ..

[Signature]
(Notary Public)

My commission expires 8-29-2002

ESCROW NO. MT54342-LW

Return to:

K. ROBERT EZELL
2852 WINGATE STREET
EUGENE, OR 97408

State of Oregon, County of Klamath
Recorded 07/05/01 at 11:20 A.M.
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Linda Smith,
County Clerk Fee \$ 21.00