

After Recording Return to:
ALEX MCCLELLAN
14318 SE Carmichael Ct.
Happy Valley, Or 97236

Until a change is requested all tax statements
Shall be sent to the following address:
ALEX MCCLELLAN
14318 SE Carmichael Ct.
Happy Valley, Or 97236

State of Oregon, County of Klamath
Recorded 10/29/01 at 2:56 p m.
In Vol. M01 Page 54930
Linda Smith,
County Clerk Fee\$ 21.00

WARRANTY DEED
(INDIVIDUAL)

DONALD E. BAILEY and MARY ANN BAILEY, herein called grantor, convey(s) to **ALEX MCCLELLAN**,
an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described
as:

PARCEL 1: Lot 3, RIVER'S BEND, in the County of Klamath, State of Oregon.

PARCEL 2: Lots 1 and 2, RIVER'S BEND, in the County of Klamath, State of Oregon.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent
upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$70,000.00**.
(here comply with the requirements of ORS 93.930)

**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.**

Dated: 10/29/01

Donald E. Bailey
DONALD E. BAILEY
Mary Ann Bailey
MARY ANN BAILEY

STATE OF OREGON, County of Klamath) ss.

On 10/29/01, personally appeared the above named **DONALD E. BAILEY and MARY ANN
BAILEY** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/01/05

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00053700