

02 APR 17 PM3:08



THIS SPACE RESERVED FOR RECORDER'S USE  
MTZ S4959-LB

After recording return to:

DENNIS G. BAILEY

4626 CANNON AVENUE

KLAMATH FALLS, OR 97603

Until a change is requested all  
tax statements shall be sent to  
the following address:

DENNIS G. BAILEY

4626 CANNON AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT54959-LB

Title No.

Vol M02 Page 22721

State of Oregon, County of Klamath

Recorded 04/17/2002 3:08 p.m.

Vol M02, Pg 22721-22

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED

DENNIS G. BAILEY and GAIL A. GALLOWAY,

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

DENNIS G. BAILEY and GAIL A. BAILEY, as tenants by the entirety

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  
880426 3809-015BO-00500

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.

The true and actual consideration for this conveyance is  
NAME CHANGE UPON MARRIAGE

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 this 10 day of April, 2002.

Dennis G. Bailey  
DENNIS G. BAILEY

Gail A. Galloway  
GAIL A. GALLOWAY

STATE OF OREGON  
COUNTY OF KLAMATH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 10, 2002, BY DENNIS G. BAILEY  
AND GAIL A. GALLOWAY.



[Signature]  
(Notary Public for Oregon)

My Commission Expires 6-19-04

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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.

EXCEPTING THEREFROM a portion of Lot 14 of "Tract 1306 - Second Addition to North Ridge Estates", situated in the NW1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of North Ridge Drive, said point being the corner common to said Lots 13 and 14, as marked by a 5/8 inch iron pin with Tru-Line Surveying, Inc. plastic cap; thence South 79 degrees 30' 47" West 239.80 feet; thence North 87 degrees 40' 18" West 302.35 feet to the Northwest corner of said Lot 14; thence North 86 degrees 39' 47" East 538.81 feet to the point of beginning, with bearings based on said "Tract 1306 - Second Addition to North Ridge Estates", on file at the Office of the Klamath County Surveyor. Also referred to as "Property Line Adjustment 20-00".