

03 SEP 30 AM 10:37

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After Recording Return to:

JUDY B. JIMINEZ

2521 Vine
Klamath Falls, OR 97601

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath
Recorded 09/30/03 10:37a m
Vol M03 Pg 72604
Linda Smith, County Clerk
Fee \$ 2/00 # of Pgs 1

476 57170
WARRANTY DEED
(INDIVIDUAL)

and N.P.
DANIEL H. BAILEY III, herein called Grantor, convey(s) to JUDY B. JIMENEZ, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lots 18 and 19, HAGER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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 \$79,900.00.
(here comply with the requirements of ORS 93.930)

J 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 September 25, 2003.

Daniel H. Bailey III

DANIEL H. BAILEY III

STATE OF OREGON, County of Klamath) ss.

On September 26, 2003 personally appeared the above named DANIEL H. BAILEY III and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00057170

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: March 22, 2005

Official Seal

