

NJC - 68799 TM



Vol M03 Page 82198

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PATRICIA A. LANDERS

1976 HURON STREET

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 11/04/03 3:32 p m

Vol M03 Pg 82198

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

PATRICIA A. LANDERS

1976 HURON STREET

KLAMATH FALLS, OR 97601

Escrow No. MT62799-TM

## WARRANTY DEED

**RANDOLF BAILEY and SANDRA BAILEY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to PATRICIA A. LANDERS, 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:**

**The Southwesterly one-half of Lot 1, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No.: 3809-028CA-12000-000**

**Key No.: 306145**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$112,000.00.

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 3 day of November 2003

Randolf Bailey  
RANDOLF BAILEY

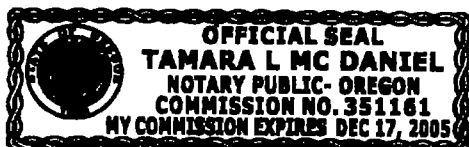
Sandra Bailey  
SANDRA BAILEY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on November 3, 2003 by RANDOLF BAILEY and SANDRA BAILEY.

Samara L McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



240 M