

03 NOV 26 PM 3:40



WTC-63380 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RANDOLF S. BAILEY

319 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 11/26/03 3:40 p m

Vol M03 Pg 87488

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

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

RANDOLF S. BAILEY

319 PACIFIC TERRACE

KLAMATH FALLS, OR 97601

Escrow No. MT63380-TM

WARRANTY DEED

FRANCES PAULINE BAILEY, Grantor(s) hereby grant, bargain, sell, warrant and convey to ANTHONY S. BAILEY, TIMOTHY P. BAILEY and AMY C. VANMETER, as tenants in common, 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 4, Block 43, 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.: 3809-028CD-02200-000

Key No.: 373928

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 \$ 0.00

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24th day of November, 2003.

Frances Pauline Bailey
FRANCES PAULINE BAILEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Nov 24, 2003 by FRANCES PAULINE BAILEY



[Signature]
(Notary Public for Oregon)
My commission expires 6-19-04

2110 am