

After Recording Return to:

MARVIN BAILEY and DIXIE FERNANDEZ

1027 Lakeshore Dr.  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

MARVIN BAILEY and DIXIE FERNANDEZ

Same As Above

State of Oregon, County of Klamath  
Recorded 06/28 /2004 2:45 p.m.  
Vol M04 Pg 41613  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1*Aspen 59267A*  
**WARRANTY DEED**  
(INDIVIDUAL)

ELIVES FREDRICKSON, herein called grantor, convey(s) to MARVIN BAILEY and DIXIE FERNANDEZ, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 18, LAKESHORE GARDENS, 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 **\$164,900.00.**  
(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.

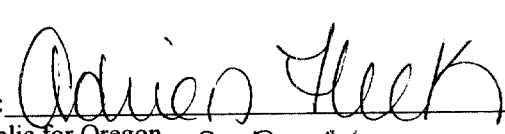
Dated 6/23/04  
ELIVES FREDRICKSONSTATE OF OREGON, County of **Klamath**) ss.

On JUNE 23, 04 personally appeared the above named **ELIVES FREDRICKSON** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

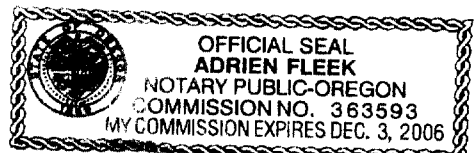
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00059267

Before me:   
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



21-A