

04 DEC 20 PM 3:06

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After Recording Return to:

HALLARD M. BAILEY III

2230 Angle St.
Klamath Falls, OR. 97601

Until a change is requested all tax statements
Shall be sent to the

State of Oregon, County of Klamath

Recorded 12/20/04 3:06 p m

Vol M04 Pg 86768-69

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

Aspen: 60437 MA
WARRANTY DEED
(INDIVIDUAL)

BRANT E. KIRK and AMANDA L. KIRK, husband and wife, herein called grantor, convey(s) to HALLARD M. BAILEY III all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

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 **\$144,500.00.**
(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 December 14, 2005.

Brant E. Kirk

BRANT E. KIRK

Amanda L. Kirk

AMANDA L. KIRK

STATE OF OREGON, County of **Klamath**) ss.

On December 15, 2004, personally appeared the above named **BRANT E. KIRK and AMANDA L. KIRK** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

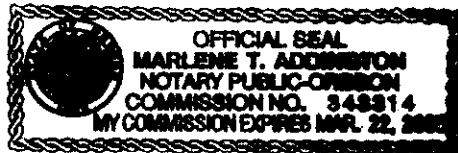
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060437

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

Official Seal



[Handwritten signature]

2600 *

Exhibit A

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin being North 05° 11' 52" East 55.00 feet from the Southwest corner of said Lot 2; thence from the said point of beginning South 87° 49' 06" East 131.08 feet to a point on the East line of said Lot 1; thence North 17° 43' 55" East along the said East line 57.02 feet to a point; thence North 87° 49' 06" West 143.47 feet to a point; thence South 05° 11' 52" West 55.00 feet to the point of beginning.