

MTC - 72673 SH



M05-70505

Klamath County, Oregon

12/06/2005 02:41:13 PM

Pages 1 Fee: \$21.00

After recording return to:

TIMOTHY P. BAILEY

123 HIGH STREET

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

TIMOTHY P. BAILEY

123 HIGH STREET

Klamath Falls, OR 97603

Escrow No. MT72673-SH

Title No. 0072673

STATUTORY WARRANTY DEED

KATHRYN A. SMITH, Grantor(s) hereby convey and warrant to **TIMOTHY P. BAILEY and CHARROLL M. BAILEY**, as tenants by the entirety, and to an undivided 1/2 interest, and **ANTHONY BAILEY** as to an undivided 1/2 interest, as tenants in common, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3, Block 5 of HILLSIDE 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: 3809-029AA-00300-000

Key No: 186587

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$128,900.00**.

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.

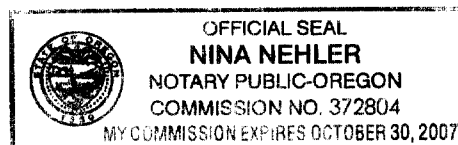
Dated this 2nd day of December, 2005

Kathryn A. Smith
KATHRYN A. SMITH

State of Oregon
County of ~~KLAMATH~~ Multnomah

This instrument was acknowledged before me on Dec. 2, 2005 by KATHRYN A. SMITH.

Nina Nehler
(Notary Public for Oregon)
My commission expires 10/30/07



21.00