



MTC 80015-LW

After recording return to:
DONALD BAILEY, JR.

1764 WIARD STREET
KLAMATH FALLS, OR 97603

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

DONALD BAILEY, JR.
1764 WIARD STREET
KLAMATH FALLS, OR 97603

Escrow No. MT80015-LW
Title No. 0080015

SWD

THIS SPACE RESEI

2007-013312

Klamath County, Oregon



07/27/2007 11:47:37 AM

Fee: \$21.00

STATUTORY WARRANTY DEED

FREDERICK A. BUTH, Grantor(s) hereby convey and warrant to **DONALD BAILEY, JR. and MELINDA BAILEY, as tenants by the entirety**, 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 18, Block 30, TRACT 1184-OREGON SHORES – UNIT 2 – 1ST ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$10,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 18 day of July 2007

Fredrick A. Buth
FREDERICK A. BUTH

State of Wisconsin
County of Shawano

This instrument was acknowledged before me on July 18, 2007 by FREDERICK A. BUTH.

Jessica Madison
(Notary Public)

My commission expires 4/26/09

