



THIS SPACE

2007-021338
Klamath County, Oregon



12/21/2007 03:51:16 PM

Fee: \$26.00

After recording return to:

Mark R. Bailey

5903 Denver Avenue

Klamath Falls, OR 97603

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

Mark R. Bailey

5903 Denver Avenue

Klamath Falls, OR 97603

Escrow No. MT80827-SH

Title No. 0080827

SWD-EM

STATUTORY WARRANTY DEED

Donald R. Lockwood and Sandy S. Lockwood, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Mark R. Bailey**, 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 30 of GRACE PARK, 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:

The true and actual consideration for this conveyance is **\$\$199,900.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

26HMT

Dated this 18 day of December, 2007

Donald R. Lockwood
Donald R. Lockwood

Sandy S. Lockwood
Sandy S. Lockwood

State of Oregon
County of ~~KLAMATH~~ Linn
WA

This instrument was acknowledged before me on December 18, 2007 by Donald R. Lockwood and Sandy S. Lockwood.

Wendy Holbrook
(Notary Public for Oregon)

My commission expires 4/19/11

