## 2008-012914

Klamath County, Oregon



09/16/2008 11:00:29 AM

Fee: \$36.00

Return to & 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	}_**		
0 =21/1/2=	Above This Line R	eserved For Official	Use Only
D-521413-T4-			,
Tax Parcel ID#: R561181 (/2)		RE	TURN TO: ST AMERICAN TITLE / NLA SE
	WARRANTY	DEED REG	CORDING DIVISION 5 ENTERPRISE ROAD STE#200 EARWATER, FL 33759-9973
KNOW ALL MEN BY THESE PRESEN	TS THAT:		
FOR VALUABLE CONSIDERA' valuable consideration, cash in hand paid, BAILEY, a single person, hereinafter refermance of the person	the receipt and sufficiency red to as "Grantor", does Y, Husband and Wife as ARALIS OR 97603 the f	hereby grant, bar Joint Tenants her following lands ar	rgain, sell, convey, and warrant unto einafter "Grantee", whose address is ad property, together with all
"SEI	E COMPLETE LEGAL	ATTACHED A	S
EXH	IBIT "A" INCLUDED	HEREWITH AS	ND
	MADE A PART H	EREOF"	
nui in-strument reference: Book	Page	ocument No	of the Recorder

Prior instrument reference: Book \_ of KLAMATH County, Oregon.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.
SUBJECT to all easements, right-of way, protective covenants and minerals reservations of record, if any.
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$,
In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.
GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.
Taxes for tax year shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.
The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor.
The true consideration for this conveyance is \$

WITNESS Grantor(s) hand(s) this the 24 day of _	Hug , 2008.
Witness Witness	Mark R. BAILEY
RHONDIA J. Volume Printed Name Notary Porble	
Witness	
Printed Name	
regulations. Before signing or accepting this instrument appropriate city or county planning department to verify farming or forest practices as defined or ORS 30.930.	ribed in this instrument in violation of applicable land use laws and the person acquiring fee title to the property should check with the approved uses and to determine any limits on lawsuits against
country of <u>Hamath</u>	
This instrument was acknowledged before me on	lug 24 2008 (date) by
Rhonda J. Young	(name(s) of person(s)) MARK R. BAILEY, a
OFFICIAL SEAL RHONDA J YOUNG NOTARY PUBLIC - OREGON COMMISSION NO. 412330 MY COMMISSION EXPIRES FEBRUARY 6, 2011	Notary Public  RHONDA T Young Notary Public  Print Name
My Commission Expires: 2-6-11	

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by William E. Curphey & Assoc., P.C. 2605 Enterprise Road East, Suite 155 Clearwater, Florida 33759

## **EXHIBIT "A"**

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF OR, COUNTY OF Klamath, CITY OF Klamath Falls, DESCRIBED AS FOLLOWS:

Lot 30 of Grace Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

APN NO. R561181