

2008-012914

Klamath County, Oregon



00053275200800129140040048

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

Above This Line Reserved For Official Use Only

D-521413-T₄

Tax Parcel ID#: R561181 (112)

WARRANTY DEED

RETURN TO:
FIRST AMERICAN TITLE / NLA SE
RECORDING DIVISION
2605 ENTERPRISE ROAD STE#200
CLEARWATER, FL 33759-9973

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION ten DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MARK R. BAILEY, a single person, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto MARK R. BAILEY and MISTY BAILEY, Husband and Wife as Joint Tenants hereinafter "Grantee", whose address is 5903 DENVER AVENUE, KLAMATH FALLS, OR 97603 the following lands and property, together with all improvements located thereon, lying in the County of KLAMATH, State of Oregon to-wit:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

Prior instrument reference: Book _____, Page _____ Document No. _____, of the Recorder
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 Aug, 2008.

R Young
Witness

Mark R. Bailey
MARK R. BAILEY

RHONDA J. Young
Printed Name Notary Public

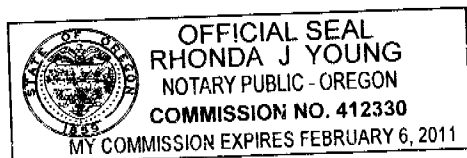
Witness

Printed Name

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 or ORS 30.930.

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on Aug 24 2008 (date) by _____
Rhonda J. Young (name(s) of person(s)) MARK R. BAILEY, a
single person.



[Signature]
Notary Public

RHONDA J. 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