

NOTE 85411-LW

THIS SPACE RE

2009-008721

Klamath County, Oregon



06/23/2009 03:10:58 PM

Fee: \$21.00

After recording return to:
JOHN MICHAEL BAILEY
217 E. VINE ST
MURRAY, UT 84107-4971

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

JOHN MICHAEL BAILEY
217 E. VINE ST
MURRAY, UT 84107-4971

Escrow No. MT85411-LW
Title No. 0085411
SWD

STATUTORY WARRANTY DEED

MARK S. WINTERS, Grantor(s) hereby convey and warrant to **JOHN MICHAEL BAILEY and SHARON RENEE 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:

Parcel 2 of Land Partition 126-06 situated in the NW1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, as filed in Volume 2007-003053, Records 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 **\$160,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of JUNE, 2009

MARK S. WINTERS

State of Oregon
County of Klamath

This instrument was acknowledged before me on June 23, 2009 by MARK S. WINTERS.

(Notary Public for Oregon)



My commission expires 11/20/2011

21amt