

MT87068-SH

2010-002587

Klamath County, Oregon

THIS SPACE



00080396201000025870020023

02/23/2010 11:34:50 AM

Fee: \$42.00

After recording return to:  
THE DENNIS AND SANDRA COLE  
REVOCABLE TRUST  
PO BOX 65  
SPRAGUE RIVER, OR 97639-0065

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

THE DENNIS AND SANDRA COLE  
REVOCABLE TRUST  
PO BOX 65  
SPRAGUE RIVER, OR 97639-0065

Escrow No. MT87068-SH  
Title No. 0087068  
SWD r.012910

### STATUTORY WARRANTY DEED

**CHRISTOPHER W. BAILEY and STEPHANIE K. BAILEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to DENNIS COLE AND SANDRA COLE AS TRUSTEES OF THE DENNIS AND SANDRA COLE REVOCABLE TRUST, 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 21 of TRACT 1344 SEVENTH ADDITION TO NORTH HILLS, PHASE 1, 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 **\$270,000.00.**

424mt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

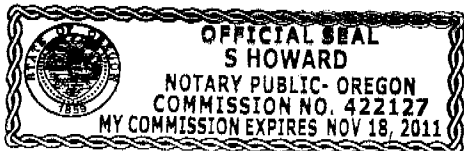
Dated this 22 day of Feb, 2010.

Christopher W. Bailey  
CHRISTOPHER W. BAILEY

Stephanie K. Bailey  
STEPHANIE K. BAILEY

State of Oregon  
County of KLAMATH

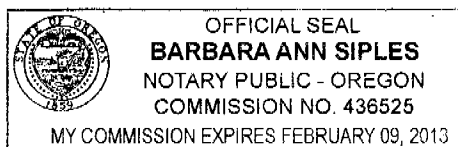
This instrument was acknowledged before me on Feb 22, 2010 by STEPHANIE K. BAILEY.



S Howard  
(Notary Public for Oregon)  
My commission expires 11-18-11

State of Oregon  
County of Multnomah

This instrument was acknowledged before me on February 17, 2010 by CHRISTOPHER W. BAILEY.



Barbara Ann Siples  
(Notary Public for Oregon)  
My commission expires Feb. 09, 2013