

BE NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2011-005963
Klamath County, Oregon



00101796201100059630030039

05/12/2011 02:28:08 PM

Fee: \$47.00

SPACE RESL

FOR

RECORDER'S USE

No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Don L. York and Rebecca C. York
1962 Melrose Street
Klamath Falls, Oregon 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):
same as above

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TIMOTHY A. BAILEY AND KRISTINE L. BAILEY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DON L. YORK AND REBECCA C. YORK, HUSBAND AND WIFE

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

*** Correction Deed: This instrument is to correct the legal description of that certain Warranty Deed recorded in Volume M01 at Page 43043, Microfilm Records of Klamath County, Oregon.***

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): EXCEPT THOSE OF RECORD AND APPARENT TO THE LAND

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ CORRECT DEED. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on May 11 2011; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Timothy A. Bailey
Timothy A. Bailey

Kristine L. Bailey
Kristine L. Bailey

AL SEAL
Y COE
CLIC- OREGON
N NO. 426594
IRES APR 21, 2012

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 2011,

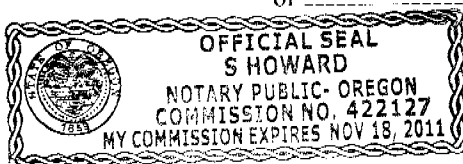
by Timothy A. Bailey and Kristine L. Bailey

This instrument was acknowledged before me on _____,

by _____

as _____

of _____



S. Howard
Notary Public for Oregon

My commission expires 11-18-11

472m

State of Oregon

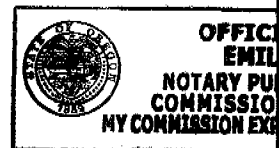
County of Stanislaus

On this 12 day of May, 2011, personally appeared before me the above named Kristine L. Bailey, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.



Emily Coe
Notary Public for Oregon
My Commission expires April 21, 2012



LEGAL DESCRIPTION

Lot 3, Block 38, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO the following described parcel of land: Beginning at a point in the Southerly line of Melrose Street 4 1/2 feet Westerly from the Northwest corner of Lot 1 of said Block 38; thence Westerly 15 1/2 feet along the Southerly line of Melrose Street to the most Northerly corner of said Lot 3, thence Southeasterly at right angles with Melrose Street and along the Easterly line of Lot 3, 160 feet, more or less, to Esplanade Street; thence Northeasterly along the Northerly line of Esplanade Street to a point which lies Southeasterly at right angles to the point of beginning on the Southerly line of Melrose Street; thence Northerly and parallel with the Easterly line of Lot 3 to the point of beginning;

ALSO the following described parcel of land: Beginning at the Southwest corner of said Lot 3; thence Northeasterly along the Southerly line of said Lot 3, 50 feet; thence at right angles 20 feet to the most Easterly corner of Lot 17 of said Block 38; thence Southwesterly along the Northerly line of Lot 17, 50 feet to a point; thence Northwesterly 20 feet to the point of beginning;

AND ALSO on the following described parcel of land, to-wit: Beginning at a point on the Northwesterly line of Lot 17, of said Block 38, which is 50 feet Northeasterly from the most Westerly corner of said Lot 17; thence Northeasterly 50 feet to the most Easterly corner of said Lot 17; thence Southwesterly along the Northwesterly line of Esplanade Street 61.8 feet; thence Northwesterly 36.33 feet to the point of beginning, being a triangular tract which is the Northeasterly portion of said Lot 17, Block 38, HOT SPRINGS ADDITION.

ALSO, Lot 4, in Block 38, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southeasterly 68 feet thereof, and excepting the vacated alley which inured thereto.

The Southeasterly 68 feet of Lot 4 and the Northwesterly 10 feet of the vacated alley adjacent thereto in Block 38 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, excluding the South 10 feet of Lot 4, together with the NW1/2 of the adjacent vacated alley of Lot 4, all in the City of Klamath Falls, Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 15 feet of the Southerly 25 feet of said Lot 4.

AMERITITLE has recorded this
Instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.