

1820625-SK

2012-001216

Klamath County, Oregon



00113468201200012160020020

02/02/2012 11:06:20 AM

Fee: \$42.00



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:
Klamath Lake Land Trust
PO Box 5142
Klamath Falls, OR 97601

Grantor Address:
Jean S. Bailey Trustee, Jean S. Bailey L
404 Main Street, Ste 1
Klamath Falls, OR 97601

File No.: 7021-1820625 (SFK)
Date: January 17, 2012

THIS SPACE

STATUTORY WARRANTY DEED

Jean S. Bailey Trustee, Jean S. Bailey Living Trust, dated June 15, 1995, Grantor, conveys and warrants to **Klamath Lake Land Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

The E1/2 E1/2 NW1/4 and the N1/2 SE1/4 of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The E1/2 E1/2 SW1/4 of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$16,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 27th day of JAN, 2012.

Jean S. Bailey Trustee, Jean S. Bailey Living
Trust

Bruce Arnold Bailey, SUCCESSOR TRUSTEE
Bruce Arnold Bailey, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27th day of January, 2012
by ~~Jean S. Bailey Trustee, Jean S. Bailey L.~~
BRUCE ARNOLD BAILEY

Christina D Engelbrecht

Notary Public for Oregon
My commission expires: September 3, 2015

