

1st 1935189 SK



After recording return to:
William D. Bailey
2647 Wiard St.
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
William D. Bailey
2647 Wiard St.
Klamath Falls, OR 97603

File No.: 7021-1935189 (SFA)
Date: August 20, 2012

2012-009694

Klamath County, Oregon



00123637201200096940030032

08/31/2012 03:20:49 PM

Fee: \$47.00

THIS SPACE RI

STATUTORY WARRANTY DEED

William Bailey, Grantor, conveys and warrants to **William D. Bailey, an unmarried man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The Taxes, a lien not yet payable.
2. 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 **\$80,000.00**. (Here comply with requirements of ORS 93.030)

F 41-

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of Aug, 2012.

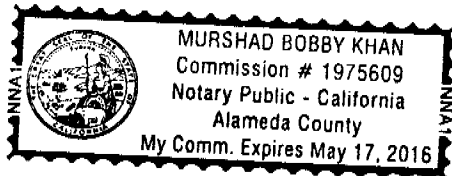
William Bailey
William Bailey



STATE OF CALIFORNIA)
~~Oregon~~)
County of Alameda) ss.
Klamath)

This instrument was acknowledged before me on this 29th day of August, 2012 by **William Bailey**.

[Signature]



Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 05.17.2016

EXHIBIT A

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

A portion of Tract 35 of Bailey Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Tract 35, 3 feet North of the Southwest corner of said Tract 35; thence East along a line parallel with the South line of said Tract 35, a distance of 305.09 feet, more or less, to a point on the East line of said Tract 35; thence North along the East line of said Tract 35 a distance of 64.5 feet to a point; thence West along a line parallel with the South line of said Tract 35 to a point on the West line of said Tract 35; thence South along the West line of said Tract 35 a distance of 64.5 feet to the point of beginning.