



THIS SPACE RESERVED FOR

2017-008745  
Klamath County, Oregon  
08/03/2017 02:04:00 PM  
Fee: \$57.00

After recording return to:

Jay T Williams and Sarah J Williams

1124 Sunset Beach Rd  
Klamath Falls OR 97601

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

Jay T Williams and Sarah J Williams

Same as above,

File No. 176395AM

### STATUTORY WARRANTY DEED

**TIMOTHY P. BAILEY AND CHARROLL M. BAILEY, as tenants by the entirety, as to an undivided 1/2 interest; AND ANTHONY BAILEY, as to an undivided 1/2 interest; as tenants in common,**

Grantor(s), hereby convey and warrant to

**Jay T Williams and Sarah J Williams, 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:

**Lot 3, Block 5 of HILLSIDE 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.**

The true and actual consideration for this conveyance is \$133,500.00.

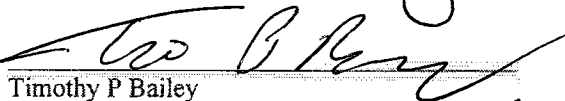

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

57.

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 1<sup>st</sup> day of Aug. 2017

  
Timothy P Bailey  
  
Charroll M Bailey

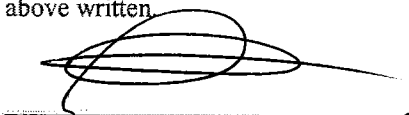
Anthony Bailey

State of Oregon } ss

County of Tamhill }

On ~~2<sup>nd</sup>~~ this 1<sup>st</sup> day of August 2017, before me,  
Sandra Davis a Notary Public in and for said state, personally appeared  
Timothy P Bailey and Charroll M Bailey known or identified to me to be the person(s) whose name(s) is/are  
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

  
Notary Public for the State of Oregon

Residing at: Dallas TX

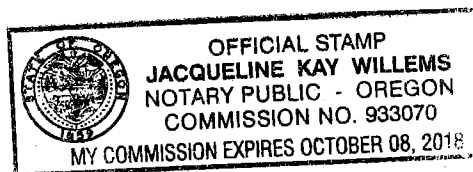
Commission Expires: 11-9-19

State of Oregon } ss  
County of Marion }

On this 1st day of August, 2016, before me, Jacqueline K. Willemms a Notary Public in and for said state, personally appeared Timothy P. Bailey + Charroll M. Bailey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jacqueline K. Willemms  
Notary Public for the State of Oregon  
Residing at: Salem OR  
Commission Expires: 10/08/2018



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 1 day of August, 2017.

\_\_\_\_\_  
Timothy P Bailey

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Charroll M Bailey  
Anthony Bailey  
Anthony Bailey

State of Oregon } ss  
County of Benton }

On this 1 day of August, 2017, before me,  
Caryn C. Gilliam  
Anthony Bailey a Notary Public in and for said state, personally appeared  
Anthony Bailey, known or identified to me to be the person(s) whose name(s) is/are  
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

[Signature]  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Albany  
Commission Expires: 12/20/19

