

62132

WARRANTY DEED

28-2261

KNOW ALL MEN BY THESE PRESENTS, that PEARL SWITZLER, also known as NANOY PEARL SWITZLER, a single woman, of Klamath County, State of Oregon, in consideration of Ten and no/100 (\$10.00) Dollars, to her paid by HENRY L. BAIRD and ETHEL M. BAIRD, his wife, of Klamath County, State of Oregon, has bargained and sold, and by these presents does hereby grant, bargain, sell and convey unto said HENRY L. BAIRD and ETHEL M. BAIRD, his wife, their heirs and assigns, all the following bounded and described real property situated in the County of Klamath and State of Oregon:

That portion of Tract 9, Subdivision of Tracts 25 to 32 inclusive of Altamont Ranch Tracts, more particularly described as follows:

Beginning at a point on the Northerly line of Tract 9, Subdivision of Tracts 25 to 32 inclusive, of Altamont Ranch Tracts, a platted subdivision of Klamath County, Oregon, which point of beginning is North 87°58' West from the Northeasterly corner of said Tract 9, a distance of 56.77 feet; thence South 1°40' East a distance of 454.36 feet to a point which is North 88°20' West 44.0 feet and North 1°40' West, 12.06 feet from the Southeasterly corner of said Tract 9; thence North 88°46' West along an existing fence line to the Northeasterly right of way line of the Great Northern Railroad; thence North 47°57' West along said right of way line to the Westerly line of said Tract 9; thence North 0°06' West along said Westerly line of Tract 9 to the Northwesterly corner of said Tract; thence South 87°58' East along the Northerly line of said Tract, to the point of beginning EXCEPT the East 10 feet, heretofore conveyed by Deed Book 291 at pages 77, 79 and 132, Deed Records of Klamath County, Oregon.

SUBJECT TO:

Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith.

Regulations, liens, assessments and laws of South Suburban Sanitary District.

Easement and right of way as granted in a deed from C. W. Switzler and Pearl Switzler to George H. Stiles, recorded the 11th day of October, 1956, in Volume 291, Deed Records of Klamath County, Oregon, at page 77 and reservation in a deed from Frank Wolford et ux, recorded in Volume 89, Deed Records of Klamath County, Oregon, at page 528.

(1-Warranty Deed)

L. ORTH SISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and also all her right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said HENRY L. BAIRD and ETHEL M. BAIRD, his wife, as tenants by the entirety, their heirs and assigns forever. And PEARL SWITZLER also known as NANCY PEARL SWITZLER, grantor above named, does covenant to and with HENRY L. BAIRD and ETHEL M. BAIRD, his wife, grantees above named, their heirs and assigns, that she is lawfully seized in fee simple of the above granted premises, that the above granted premises are free and clear from all encumbrances and that they will, and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantor above named has hereunto set her hand this 17 day of April, 1960.

Nancy Pearl Switzler

STATE OF OREGON)
COUNTY OF KLAMATH) ss. April 13th, 1960.

Personally appeared the above named PEARL SWITZLER, also known as NANCY PEARL SWITZLER, a single woman, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My Commission Expires: Nov. 30, 1961

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA-TITLE-INS. CO
this 15th day of March A. D. 19 72 at 10:57 o'clock A. M., and duly recorded in
Vol. M-72 of 2222 DEEDS on Page 2749

Fee \$4.00

WM. D. MILNE, County Clerk
By *W. D. Milne*