

-WARRANTY DEED-

MARTIN J. GREENE, Grantor, warrants and conveys to JOSEPH BAIR, MARY ELLEN BAIR, and EDWARD THOMAS BAIR, as tenants in common, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The North half of the Northwest quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) Section 36, Township 39 South, Range 9 East of the Willamette Meridian. SAVING AND EXCEPTING 8.6 acres conveyed to the United States of America for the Lost River Diversion Channel by deed recorded December 1, 1910, Vol. 30 page 440, Deed Records of Klamath County, Oregon. ALSO SAVING AND EXCEPTING any portion thereof lying within the boundaries of the Klamath County road lying on the Westerly side of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 36. ALSO SAVING AND EXCEPTING the following described portion thereof: Beginning at the Southwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36, Township 39 South, Range 9 EWM; thence East 210 feet; thence North 210 feet; thence West 210 feet; thence South 210 feet to the point of beginning

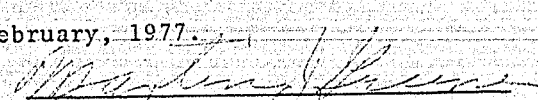
SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, executed by Martin J. Greene, to the State of Oregon, represented and acting by the Director of Veteran's Affairs, dated April 25, 1966, recorded April 25, 1966, records Klamath County, Oregon, to secure the payment of promissory note dated April 15, 1966, which Mortgage Grantor shall pay according to the terms thereof and Grantor shall hold Grantees harmless thereon.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts and of Klamath Project and Klamath Irrigation Districts; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land; if the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; domestic water agreement, including the terms thereof, between Martin John Greene and Thomas F. Greene, dated April 6, 1966, recorded April 7, 1966 as Document No. 5310 Vol. M-66 page 3086, record of Klamath County, Oregon; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Thousand and No/100ths (\$100,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Joseph Bair, 9743 Spring Lake Road, Klamath Falls, Oregon 97601

DATED this 10 day of February, 1977.



WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON }
County of Klamath } ss.

February 10, 1977.

Personally appeared the above-named MARTIN J. GREENE,
and acknowledged the foregoing instrument to be his voluntary
act. Before me:

Richard K. Swanson
Notary Public for Oregon
My Commission expires: 8-16-77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of WM. P. BRANDSNESS ATTY

this 4th day of MARCH A. D. 19 77 at 3:25 o'clock P. M., and
duly recorded in Vol. M 77, of DEEDS on Page 3809

FEE \$ 6.00

By *Wm D. Milne* Wm D. MILNE, County Clerk
Glazil Dray

Ret'
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED

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