

KNOW ALL MEN BY THESE PRESENTS, That EDWARD THOMAS BAIR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH BAIR and MARY ELLEN BAIR, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: An undivided 1/3 interest in the following real property: The North half of the Northwest quarter (N 1/2 NW 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 1/2 NW 1/4 of said Section 36. ALSO SAVING AND EXCEPTING the following described portion thereof: Beginning at the Southwest corner of the NW 1/4 NW 1/4 of said Section 36, Township 39 South, Range 9 E.W.M.; thence East 210 feet; thence North 210 feet; thence West 210 feet; thence South 210 feet to the point of beginning.

SUBJECT TO: 1. Reservations, restrictions, easements and rights of way

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,460.00

However, the actual consideration consists of other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of February, 1979, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Edward T. Bair

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 14th, 1979

Personally appeared the above named
EDWARD THOMAS BAIR

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL)
PENSAD HAMMONDS
Notary Public for Oregon
My commission expires: 5-1-82

STATE OF OREGON, County of) ss.
February 14th, 1979

Personally appeared) and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL)
Notary Public for Oregon
My commission expires:

Edward Thomas Bair

GRANTOR'S NAME AND ADDRESS

Joseph & Mary Ellen Bair
9743 Spring Lake Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry Molatore
426 Main St.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Joseph Bair
9743 Spring Lake Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the
day of 19
at o'clock M., and recorded in book on page or as
file/reel number

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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 specifically 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.

2. Mortgage dated April 25, 1966, recorded April 25, 1966 Vol.-M-66 page 3669, from Martin J. Greene to the State of Oregon, represented by the Director of Veterans Affairs.

Grantees hereunder agree to assume, pay, and hold Grantor harmless from the mortgage from Joseph Bair, Mary Ellen Bair and Edward Thomas Bair to Martin J. Greene, dated February 28, 1977, recorded in Vol. M-77 page 3811 of Klamath County records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Jerry Molatore, Attorney

this 14th day of February A. D. 1979 at 00 clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 3628

Wm. D. MILNE, County Cl-

By Bernard J. Hetch

Fee \$6.00

RECORDED
(3629)

NOTED TO STATE

County of
I, the undersigned,
do hereby certify that the within
described premises are the same
as those described in the
recorded mortgage from
Martin J. Greene to the State of Oregon,
dated April 25, 1966, recorded
April 25, 1966 as Document No. 5310
Vol. M-66 page 3086, record of Klamath
County Oregon.

Recorded
Date