

JOE G. LINDSAY and MARY L. LINDSAY, Husband and Wife
hereinafter called grantor, convey(s) to
EDWARD T. BAIR and VIRGINIA LEE BAIR, Husband and Wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on the attached exhibit "A"

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 \$ 71,000.00.

Dated this 27th day of August, 19 79.

Joe G. Lindsay
JOE G. LINDSAY

Mary L. Lindsay
MARY L. LINDSAY

STATE OF OREGON, County of Klamath) ss.

On this 27th day of August, 19 79 personally appeared the above named
Joe G. Lindsay and Mary L. Lindsay and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Busan C. Patke
Notary Public for Oregon

My commission expires: 11/2/82

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

LINDSAY

TO

BAIR

After Recording Return to:
Mr. and Mrs. Edward T. Bair

Klamath Falls, Oregon 97601
Taxes: Dept. of Veterans' Affairs
1225 Ferry Street S. E.
Salem, Oregon 97310

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

Tracts 1 and 2 of "400 Subdivision in the Southeast quarter of the Northeast quarter of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT THAT portion of said Tract 2 included in deed to the United State of America recorded February 7, 1936 in Volume 105 at page 609, Deed Records of Klamath County, Oregon, for 1-B-1-A Drain of the Klamath Project.

EXCEPT ALSO that portion of said Tract 2 lying Southerly and Westerly of said right of way of said 1-B-1-A Drain deeded by Martin Greene and Annia M. Greene to Frank Phillips by deed recorded December 5, 1940 in Volume 133 at page 559, Deed Records of Klamath County, Oregon.

EXCEPT ALSO that portion of said Tracts 1 and 2 described as Tract A-137 in Judgment on Declaration of Taking in Civil No. 60-372, United States of America, plaintiff vs Martin Greene et al., Defendants, dated October 18, 1960 in the United States District Court for the District of Oregon, recorded October 21, 1960 in Volume 324 at page 635, Deed Records of Klamath County, Oregon and in Judgment in said action dated January 21, 1963, recorded February 20, 1963 in Volume 343 at page 279, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the year 1979-80 are now a lien but not yet payable.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District.

4. Easement for cable lines, including the terms and provisions thereof, recorded May 14, 1962 in Book 337 at page 372, Deed Records, to the United States of America.
5. Warranty Clearance Easement, including the terms and provisions thereof, dated February 15, 1966, recorded February 15, 1966 in Book M-66 at page 1275, Microfilm Records to the United States of America.
6. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of August A.D., 19 79 at 10:18 o'clock A M., and duly recorded in Vol M79 of Deeds on Page 20429.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice Shetlock Deputy