

WARRANTY DEED

Vol. 79 Page 26041

DEETER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY ELLEN BAIR and JOSEPH J. BAIR, JR., 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:

A tract of land containing 1.3, more or less, situated in the Southeast quarter of the Southeast quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South section line of said Section 34, from which the Southeast corner of said Section 34 bears North 89° 50' East a distance of 663.0 feet, more or less; thence North 29° 40' West, a distance of 26 feet, more or less; thence North 2° 50' East, a distance of 187.6 feet, more or less; thence South 89° 50' West, a distance of 300 feet, more or less; thence South a distance of 210 feet, more or less, to the South section line of said Section 34; thence North 89° 50' East on said section line of said Section 34, a distance of 306.7 feet, more or less, to the point of beginning. EXCEPTING AND EXCLUDING therefrom any portion of the above-described premises which may lie within the right of way of the United States No. 3 Drain.

(If space insufficient, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 EXCEPT: 1. 1979-1980 taxes, a lien in an amount to be determined, but not yet due and payable. 2. The rights of the public in and to that portion of the above described property lying within the limits of public roadways. (continued on reverse.. 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 \$ 33,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of November, 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.

(If executed by a corporation, affix corporate seal)

Thomas D. Deeter
Mary Margaret Deeter

STATE OF OREGON, }
County of Klamath } ss.
November 3, 1979

Personally appeared the above named Thomas D. Deeter and Mary Margaret Deeter

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

(OFFICIAL SEAL)

Before me:
Judy Blubaugh
Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.
_____, 19____

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 behalf 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph J. Bair, Jr.
4069 Old Midland Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____ at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

3. Regulations of Klamath Project, and Klamath Irrigation District. 4. Mortgage in favor of Klamath Irrigation District, recorded in Volume M79, page 8610, Klamath County Microfilm Records, which the grantees herein agree to assume and pay according to the terms contained therein.

...for record at request of Frontier Title & Escrow Co. ... 5th day of November A.D. 1979 at 10:52 clock AM, or ... duly recorded in Vol. M79, of Deeds on Page 26041 ... Wm D. MILNE, County Clerk ... Fee \$7.00

... To have and to hold the same unto the said grantees and their heirs, successors and assigns forever ... And the said grantees covenants to and with said grantees and their heirs, successors and assigns that ...

STATE OF OREGON, County of ... Notary Public for Oregon ... My commission expires ...

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ... in book ... and recorded ...