

WARRANTY DEED

Vol. 1780 Page 1906

KNOW ALL MEN BY THESE PRESENTS, That DUNCAN H. BAIRD and OLLIE B. BAIRD, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES HARDIN BAIRD and SALLY JEAN BAIRD, 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: Beginning at a point on the Section line between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 511.50 feet West of the quarter section corner common to said Sections 1 and 12; thence West 16.44 feet; thence South 239 feet; thence West 270 feet; thence South to Lost River; thence Southeasterly down Lost River to a point 12 chains due South of the place of beginning; thence North to the place of beginning, being a portion of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, and Beginning at a point 30 feet West of the quarter corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 9.43 chains; thence West 4.74 chains; thence South 3.78 chains to the North bank of Lost River; thence Southwesterly upstream 2.64 chains; thence North 12.45 chains; thence East 7.37 chains to the place of beginning, SAVE AND EXCEPTING that parcel of land, deeded by Jerry Ahern and wife (see 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 except as stated herein

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 \$24,000.00

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 24 day of January, 1980, 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)

STATE OF OREGON, County of Klamath, ss. January 24, 1980

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.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 4/29/82

STATE OF OREGON, County of Klamath, ss. January 24, 1980

Personally appeared the above named DUNCAN H. BAIRD and OLLIE B. BAIRD, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 4/29/82

Mr. and Mrs. Duncan H. Baird

Merrill, OR 97633

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. James Hardin Baird

P. O. Box 80

Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James Hardin Baird

P. O. Box 80

Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Mr. and Mrs. James Hardin Baird

P. O. Box 80

Merrill, OR 97633

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/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

LEGAL DESCRIPTION (Con't.)

to The Roman Catholic Bishop of the Diocese of Baker City, a corporation sole, of Oregon, recorded in Book 121 at page 599 Deed Records of Klamath County, Oregon, as follows: Beginning at a point 30 feet West and 30 feet South of the quarter corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 260.8 feet; thence West 208.7 feet; thence North 260.8 feet; thence East 208.7 feet to the point of beginning,

ALSO EXCEPTING any portion of the above described property contained in property conveyed by N. S. Merrill et ux., to Tule Lake Cemetery Association of Merrill by deed dated April 16, 1898, recorded January 26, 1900, on Page 526 of Volume 12 of Deeds, as follows: Beginning at a point 30 feet South and 30 feet West of the quarter section corner between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian; thence South 597 feet; thence West in an angle of 90 degrees 348 feet; thence South in an angle of 90 degrees 185 feet to Lost River; thence following down the river to a point 999 feet South on legal subdivision line from the quarter section corner between Sections 1 and 12; thence North on legal subdivision line 669 feet; thence West 30 feet to the place of beginning, being a portion of Lot 3 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

SUBJECT TO easements, restrictions and rights-of-way of record and those apparent on the land,

except as stated herein

STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

Recorded at 12:00 PM, on 30th day of January, A.D. 1907.
In presence of me, the undersigned, County Clerk, and two other persons, the said instrument was read and its contents explained to the parties thereto, who acknowledged its execution and the contents thereof.

Witness my hand and seal of office, this 30th day of January, A.D. 1907.
Wm. D. MILNE, County Clerk
By Bernetha Butch

Fee \$7.00

STATE OF OREGON, County of _____

STATE OF OREGON
County of Klamath
JANUARY 30 1907

DUNCAN H. BAIRD and OLLIE
B. BAIRD, Husband and Wife

Personally appeared _____
each for himself and not one for the other, and acknowledged to me, the undersigned, a Notary Public for Oregon, that the foregoing instrument was executed by them as their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

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 _____, 1907, at _____ o'clock _____ M., and recorded on _____ page _____ of _____ volume No. _____ of the _____ (Instrument) and _____ of the _____ Record of Deeds of said county.
Witness my hand and seal of office, this _____ day of _____, 1907.
By _____
County Clerk

Mr. and Mrs. James Hardin Baird
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Merrill, OR 97633
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