

49075

BARGAIN AND SALE DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol 1485 Page 7700

conveys to Joseph J. Bair Grantor,  
Mary Ellen Bair, John W. Bair, Edward T. Bair and Anthony B. Bair  
 County, Oregon, to-wit: Grantee, the following real property situated in Klamath

A parcel of land situated in the SE1/4NW1/4 of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:  
 Beginning at the Southeast corner of said SE1/4NW1/4 of Section 35; thence Westerly, along the Southerly line of said SE1/4NW1/4, and along the Northern line of Lombardy Lane 290 feet; thence North 300 feet; thence East 290 feet to the Easterly line of said SE1/4NW1/4; thence Southerly along said Easterly line 300 feet to the point of beginning. EXCEPTING that portion of the U.S.B.R. E-2 lateral within said parcel of land.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

(continued on reverse)

SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE  
 The true consideration for this conveyance is \$ 10.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of May, 1985

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Joseph J. Bair  
 Joseph J. Bair

STATE OF OREGON, County of Klamath

Personally appeared the above named

Joseph J. Bair

May 19,1985

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

Before me: Donalyn GreeneNotary Public for Oregon—My commission expires: 3/89

## BARGAIN AND SALE DEED

Joseph J. Bair  
 Bair Farms, an Oregon  
 partnership

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Jerry Molatore  
 Attorney at Law  
 426 Main Street  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Bair Farms  
 9743 Spring Lake Road  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

(MODIFIED BY STATE OF OREGON)  
 STATE OF OREGON,

to be kept in book

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_.

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

NAME

TITLE

By \_\_\_\_\_ Deputy

95 MAY 23 PM 2 50

9.00

0057

6004 201 Jov

27001

E-7701

SUBJECT TO: (Continued)

2. Regulations, including levies, liens, assessments, rights of way and easements of Klamath Irrigation District.
3. The assessment roll and the tax roll disclose that the premises described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. Conditions and Restrictions if any including the terms and provisions of Acceptance of Terms and Conditions of Reclamation Act recorded October 28, 1914 in Deed Volume 42 page 578, Klamath County Deed Records.
5. An easement created by instrument, including the terms and provisions thereof,  
Dated: Not shown  
Recorded: March 12, 1965  
In Favor of: United States of America  
For: Warranty clearance  
Affects: Air space
6. Financing statements, if any, on file in the office of the Secretary of State.
7. That certain lease and other agreements between Joseph J. Bair and Mary Ellen Bair and FBS Business Finance.
8. Any further reservations, restrictions, rights of way, easements of record and those apparent upon the land.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 23rd day of May A.D. 19 85  
at 2:50 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
Page 7700

EVELYN BIEHN, County Clerk

By Ron Smith DeputyFee \$9.00