

OK

81458

WARRANTY DEED

Vol. M87 Page 20452

KNOW ALL MEN BY THESE PRESENTS, That

PATRICIA MAE DINGLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ANTHONY B. BAIR

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 35 and 36, Township 39 South, Range 9 E.W.M., 12 feet South of the Northwest corner of the Southwest quarter of said Section 36; thence in an Easterly direction and parallel to the North line of said SW $\frac{1}{4}$ of Section 36 to the Easterly line thereof; thence North to the Northeast corner of the said SW $\frac{1}{4}$; thence Easterly to the right of way limits of the U.S.R.S. South Branch Canal as located on the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 36; thence South 17° West 768 feet along said right of way; thence West 2887 feet to the line between Sections 35 and 36; thence North 722 feet to the place of beginning, containing 50 acres, more or less.

EXCEPTING a strip of land 40 feet wide parallel to and 30 feet East of said West line heretofore deeded to the United States for ditch purposes.

(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

Subject to easements and rights of way of record and apparent on the land 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 \$ 85,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ (The sentence between the symbols \odot , 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 10th day of November, 1987; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON

County of Klamath, ss.November 10, 1987

Personally appeared the above named

Patricia Mae Dingle

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

STATE OF OREGON, County of _____, ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Anthony B. Bair
9743 Spring Lake Rd
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Anthony B. Bair
9743 Spring Lake Rd
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of November, 1987, at 2:14 o'clock P.M., and recorded in book/reel/volume No. M87 on page 20452 or as fee/tile/instrument/microfilm/reception No. 81458, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00 By Patricia Mae Dingle Deputy