

2113

spen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

MARVIN E. YATES and DELCA G. YATES, husband and wife

hereinafter called grantor,
convey(s) to BEN LEE BAIRD and ALTHEA ANN BAIRD, not as tenant in common, but
with right of survivorship all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Regulations, including levies, assessments, water and irrigation Rights and easements for ditches and canals, of Klamath Irrigation District.
3. Reservations and restrictions contained in that certain deed from T. A. Carson and Anne M. Carson, husband and wife, to James O. Hopkins and Nedra M. Hopkins, husband and wife, dated February 23, 1948 and recorded February 25, 1948 in Book 217 at Page 255, Deed Records of Klamath County, Oregon.

"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."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See above

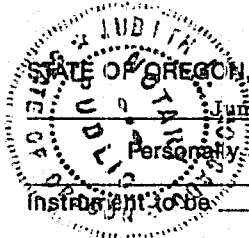
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 85,000.00. 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)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of June, 19 89.

Marvin E. Yates
Marvin E. Yates
Delca G. Yates
Delca G. Yates



STATE OF OREGON, County of Klamath)ss.

June 21, 19 89.

Personally appeared the above named Marvin E. Yates and Delca G. Yates

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

Before me: Judith L. Morgado
Notary Public for State of Oregon
My Commission Expires: 8-31-91

Marvin E. & Delca G. Yates
c/o KFF

GRANTOR'S NAME AND ADDRESS

Althea Ann & Ben Lee Baird

1500 Joe Wright Rd.

Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

(NAME, ADDRESS, ZIP)

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

KLAMATH FIRST FEDERAL S&LA

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the 21 day of June, 19 89, at 2 o'clock PM, and recorded in book/roll/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

22 JUN 90 PM 4:22

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S 1/2 of the NW 1/4 of Section 21, said Township and Range, from which the Northwest corner of the SW 1/4 NW 1/4 of said Section 21 bears South 88 degrees 50 1/2' West 1638.6 feet; thence South 0 degrees 10' West 613.45 feet; thence South 89 degrees 40' East 581.6 feet, more or less, to the Westerly boundary of the U.S. lateral C4 el; thence along said boundary North 55 degrees 55 1/2' West, 402.5 feet and North 6 degrees 45' West 394.4 feet, more or less, to the Northerly boundary of the S 1/2 NW 1/4 of said Section 21; thence South 88 degrees 50 1/2' West along said boundary a distance of 200.00 feet to the point of beginning.

PARCEL 2:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwesterly corner of the SW 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88 degrees 50 1/2' West along the centerline of the said Morningside Lane 1755 feet and North 0 degrees 10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence South 0 degrees 10' West 504.9 feet, more or less, to a point in the Southerly boundary of the S 1/2 NW 1/4 of said Section 21; thence North 88 degrees 48' East along the said boundary line 599.4 feet, more or less, to a point in the Westerly boundary line of the right of way of Lateral C-4-e-1 of the U.S.R.S. Klamath Project; thence following said boundary line North 10 degrees 10' West 746.5 feet; thence North 89 degrees 40' West 785.2 feet; thence South 0 degrees 10' West 253.4 feet, more or less, to a point in the center line of said Morningside Lane; thence North 88 degrees 50 1/2' East along the center line of said Morningside Lane 320 feet to the point of beginning, and being situate in the S 1/2 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian.

Continued on next page

EXHIBIT "A" CONTINUED

SAVING AND EXCEPTING beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW 1/4 NW 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88 degrees 50 1/2' West along the centerline of the said Morningside Lane 1435 feet and North 0 degrees 10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence: North 88 degrees 50 1/2' East 640 feet; thence North 0 degrees 10' East 236.8 feet; thence North 89 degrees 40' West 640 feet; thence South 0 degrees 10' West 253.4 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the right of way of Morningside Lane.

CODE 164 MAP 3909-21BO TL 1000 KEY #581686
CODE 164 MAP 3909-21BO TL 2300 KEY #582051

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co. the 29th day
of June A.D., 1989 at 4:22 o'clock P.M., and duly recorded in Vol. M89
of Deeds on Page 11798.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mulendore