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This Indenture Witnesseth, THAT ADINE WYR

hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto

CHRISTINE M. BAIRD, Grantee,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 45 feet of Lot 2 in Block 7 of Riverside Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Subject to the terms and conditions of those certain Encroachment Permit Agreements dated September 28, 1981, recorded October 15, 1981 in Volume M81 page 18066, AND dated October 28, 1981, recorded January 13, 1982 in Volume M82 page 508, deed records of Klamath County, Oregon, by and between Grantor and the City of Klamath Falls, Oregon; And further subject to reservations, restrictions, rights of way of record and those apparent upon the land; And Assessments and charges of the City of Klamath Falls for monthly water and sewer service.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

The true and actual consideration for this transfer is \$35,000.00.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee her heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, her heirs and assigns, that Grantor is the owner in fee simple of said premises; that they are free from all incumbrances, except those set forth above, and that will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF Grantor has hereunto set her hand and seal this 5th day of March 19 82.

X Adine Wyr (SEAL) Adine Wyr (SEAL)

STATE OF OREGON, County of Klamath ss. March, 1982.  
Personally appeared the above named Adine Wyr  
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me [Signature]  
Notary Public for Oregon.  
My commission expires 8.5.83

After recording return to:  
Fred A. & Corie M. Hassel  
P.O. Box 412  
Klamath Falls, OR 97601

Until a change is requested, all tax statements shall be sent to the following name and address:  
Same - no change

STATE OF OREGON, } ss.  
County of Klamath }  
I certify that the within instrument was received for record on the 4th day of June, 1996, at 11:20 o'clock AM, and recorded in book 1996 on page 16247 Record of Deeds of said County.

Witness my hand and seal of County clerked.

Bernetha G. Letsch, County Clerk  
County Clerk-Recorder

By [Signature] Deputy

Fee \$30.00

From the Office of  
Wm. M. Ganong-Attorney  
P. O. Box 57  
Klamath Falls, OR 97601