

21587

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WARRANTY DEED Vol. MAC Page 21457

MTC38221MS

BEN LEE BAIRD and ALTHEA ANN BAIRD, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to:  
 ROB D. GLENN and TERI G. GLENN, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
 and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1500 JOE WRIGHT ROAD, KLAMATH FALLS, OR 97603

Dated this 11th day of July, 1996

Ben Lee Baird  
 BEN LEE BAIRD

BY: Althea Baird HIS ATTORNEY IN FACT  
 ALTHEA BAIRD

Althea Ann Baird  
 ALTHEA ANN BAIRD

STATE OF Oregon, County of Klamath ) ss.

This instrument was acknowledged before me on July 11, 1996

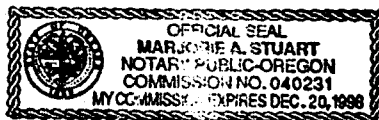
by Althea Ann Baird, individually and

as attorney in fact

of Ben Lee Baird

Mary Ann Stuart  
 Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT38221-MS

Return to:

ROB D. GLENN  
 1500 JOE WRIGHT ROAD  
 KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

21458

A tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 of the NW1/4 of Section 21, said Township and Range, from which the Northwest corner of the SW1/4 NW1/4 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 S1/2 NW1/4 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 18th day  
of July A.D., 19 96 at 11:54 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 21457.

Bernetha G Letsch, County Clerk,

By [Signature]

FEE \$35.00