



K-50855-D

STATUTORY WARRANTY DEED

ANN COLLEEN WALSH who acquired title as ANN C. DINGLER _____, Grantor,
 conveys and warrants to ANTHONY B. BAIR _____, Grantee,
 the following described real property free of liens and encumbrances, except as specifically set forth herein:
 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
 MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of June 19 97

X Ann Colleen Walsh
 ANN COLLEEN WALSH

STATE OF OREGON } ss.
 County of Pima

BE IT REMEMBERED, That on this 23 day of June 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ANN COLLEEN WALSH

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Keri Wiley Notary Public for Oregon, Arizona
 My Commission expires 2-14-2001

Title Order No. K-50885
 Escrow No. K50855D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ANTHONY B. BAIR
9743 SPRING LAKE ROAD
KLAMATH FALLS, OR 97603
 Name, Address, Zip

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

ANTHONY B. BAIR
9743 SPRING LAKE ROAD
KLAMATH FALLS, OR 97603
 Name, Address, Zip

97 JUL -8 AM 10:05

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1: Tract 4 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion deeded to the United States of America by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

PARCEL 2: That certain portion of Lot 5 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said subdivision a distance of 143 feet; thence West a distance of 825 feet (925 feet by deed), more or less, to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northwesterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Lot 5 of said subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning, SAVING AND EXCEPTING that portion recorded in Volume 105 on page 607, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 8th day
of July A.D., 19 97 at 11:05 o'clock A M., and duly recorded in Vol. M97,
of Deeds on Page 21078.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross