

41447

Vol. M97 Page 23097
MTC 41771-MG
WARRANTY DEED

MARILYN S. PILE PENSION PLAN,

Grantor(s) hereby grant, bargain, sell, and convey to:

MARVIN D. BAIRD, JR.,

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:

THE SOUTH 100 FEET OF LOT 12 IN BLOCK 2 OF THIRD ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPT THE EAST 20 FEET THEREOF.

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 \$ 12,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4745 BISBEE STREET, KLAMATH FALLS, OR 97601

Dated this 21 day of July, 1997.

MARILYN S. PILE PENSION PLAN
BY: Marilyn S. Pile TRUSTEE
MARILYN S. PILE

STATE OF Oregon SS. July 21 19 97
COUNTY OF Klamath
Personally appeared the above named Marilyn S. Pile

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT41771-MG

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:

MARVIN D. BAIRD, JR.
4745 BISBEE STREET
KLAMATH FALLS, OR 97601

Amerititle

on this 22nd day of July A.D., 1997
at 3:25 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 23097

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fees, \$30.00 Deputy

97 JUL 22 P3:25