

54468


**Aspen**  
 TITLE & ESCROW, INC.

ATC # 04047194 '98 MAR 11 AM 11:09

Vol. 1198 Page 7852

WARRANTY DEED

AFTER RECORDING RETURN TO:

EDWARD T. BAIR

VIRGINIA BAIR

8728 S. Spring Lake Rd.  
 KLAMATH FALLS, OREGON 97603

 UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

 BONNIE M. PROBST, hereinafter called GRANTOR(S), convey(s) and  
 warrants to EDWARD T. BAIR AND VIRGINIA BAIR HUSBAND AND WIFE  
 hereinafter called GRANTEE(S), all that real property situated  
 in the County of KLAMATH, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage,

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  
 \$30,000.00. However, the actual consideration consists of or  
 includes other property or value given or promised which is  
 part of the consideration.

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

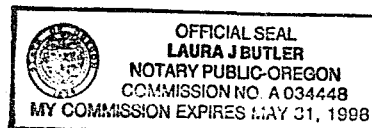
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 26<sup>th</sup> day of February 1998.

Bonnie M. Probst

BONNIE M. PROBST

STATE OF OREGON, County of Klamath)ss.

On February 26<sup>th</sup>, 1998, personally appeared Bonnie M. Probst  
 who acknowledged the foregoing instrument to be her voluntary  
 act and deed.

[Signature]  
 Notary Public for Oregon  
 My Commission Expires: 5/31/98


## Exhibit "A"

PARCEL 1:

The NW 1/4 SW 1/4 Section 27, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT that portion lying South of the USBR Lost River Diversion Channel. ALSO LESS AND EXCEPT any portion that lies within the drains and canals.

CODE 164 MAP 3909-2700 TL 1400

CODE 164 MAP 3909-2700 TL 1300

(EB &amp; VB)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day  
of March A.D., 19 98 at 11:09 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 7852

FEE

\$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross