

COVER SHEET FOR RECORDING ATTACHED DOCUMENT
ATC #040A7194

NAMES OF TRANSACTIONS	Clyde L. Edwards and Joseph B. Edwards/Grantors Edward T. Bair and Virginia Bair husband and wife /Grantees
<i>Grantor</i> NAMES OF PARTIES	Clyde L. Edwards and Joseph B. Edwards
<i>Grantee</i>	Edward T. Bair and Virginia Bair husband and wife
DOCUMENT TO BE RETURNED TO	Edward T. Bair and Virginia Bair 8728 Springlake Road Klamath Falls, Oregon 97603
TRUE AND ACTUAL CONSIDERATION	\$30,000.00, however the actual consideration consists of or includes other property or value given
UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO	Edward T. Bair and Virginia Bair 8728 Springlake Road Klamath Falls, Oregon 97603
FOR COUNTY CLERK LIEN RECORD	
INFORMATION REQUIRED BY ORS 205.125(c)&(e)	
(f) IF DOCUMENT IS A SATISFACTION, THE BOOK AND PAGE RECORDING THE LIEN	BOOK: PAGE:

7855



WARRANTY DEED

AFTER RECORDING RETURN TO:

~~ANTHONY B. BAIR~~ *Edward T. Bair and Virginia Bair*
8728 Springlake Rd.
 KLAMATH FALLS, OREGON *97603*

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

CLYDE L. EDWARDS AND JOSEPH S. EDWARDS, 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 5 day of March 1998.

x Joseph S. Edwards
 CLYDE L. EDWARDS
Attorney in fact for Clyde
L. Edwards
 STATE OF CALIFORNIA, County of Pack) ss.
NC

x Joseph S. Edwards
 JOSEPH S. EDWARDS

On March 5, 1998, personally appeared Clyde L. Edwards
 and Joseph S. Edwards who acknowledged the foregoing instrument
 to be their voluntary act and deed. *Joseph S. Edwards presented POA representative for Clyde L. Edwards*

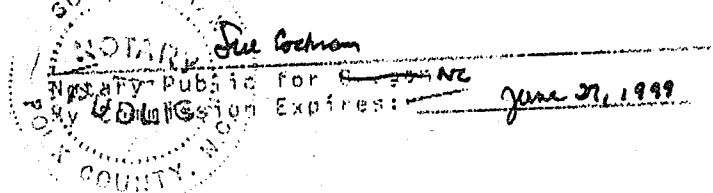


EXHIBIT "A"

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

Code 164 Map 3909-2700 TL 1400

(AB)

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 7854.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Boes