

72025

Vol. 199 Page 47015

98 DEC 23 P3:16

WARRANTY DEED

MRE 46643-MS

BEN LEE BAIRD and ALTHEA ANN BAIRD, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICK J. SULLIVAN and TINA M. SULLIVAN, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1469 MORNINGSIDELANE, KLAMATH FALLS, OR 97603

Dated this 21st day of December, 1998

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 December 21, 1998

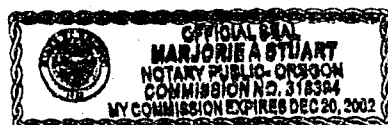
by Althea Ann Baird, individually and as Althea Baird

as attorney in fact

of Ben Lee Baird

Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-02



ESCROW NO. MT46643-MS

Return to:

PATRICK J. SULLIVAN
1469 MORNINGSIDELANE
KLAMATH FALLS, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

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

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 88 degrees 50 1/2' West along the center line of the said Morningside Lane 1755 feet and North 0 degrees 10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence South 0 degrees 10' West 504.9 feet, more or less, to a point in the Southerly boundary of the S1/2 NW1/4 of said Section 21; thence North 88 degrees 48' East along the said boundary line 599.4 feet, more or less, to a point in the Westerly boundary line of the right of way of Lateral C-4-e-1 of the U.S. R.S. Klamath Project; thence following said boundary line North 10 degrees 10' West 746.5 feet; thence North 89 degrees 40' West 785.2 feet; thence South 0 degrees 10' West 253.4 feet, more or less, to a point in the center line of said Morningside Lane; thence North 88 degrees 50 1/2' East along the center line of said Morningside Lane 320 feet to the point of beginning, and being situate in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwestern corner of the SW1/4 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 88 degrees 50 1/4' West along the center line of the said Morningside Lane 1435 feet and North 0 degrees 10' East along the Westerly boundary of the said Section 21, 858 feet, and running thence: North 80 degrees 50 1/2' East 640 feet; thence North 0 degrees 10' East 236.8 feet; thence North 89 degrees 40' West 640 feet; thence South 0 degrees 10' West 253.4 feet to the point of beginning.

SAVING AND EXCEPTING therefrom the right of way of Morningside Lane.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 23rd day
of December A.D., 19 98 at 3:16 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 47015.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross