

01 SEP 18 PM 3:12



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Sharon Dunne

185 Dakar Drive

Pacheco, CA 94557

Until a change is requested all tax statements shall be sent to the following address:

Sharon Dunne

185 Dakar Drive

Pacheco, CA 94557

Escrow No. K57383S

Title No. K57383-S

### STATUTORY WARRANTY DEED

Sally Jean Baird, Grantor, conveys and warrants to Sharon Dunne and Marjorie Jendeski, with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

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 \$75,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11 day of September, 2001.

Sally Jean Baird  
Sally Jean Baird

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 11 day of September, 2001  
by Sally Jean Baird

Faith Heidtman  
Notary Public for Oregon

My commission expires: March 29, 2003



K26

**47433**

**DESCRIPTION**

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

Beginning at a point on the Section line between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon 511.50 feet West of the quarter section corner common to Sections 1 and 12; thence West 16.44 feet; thence South 239 feet; thence West 270 feet; thence South to Lost River; thence Southeasterly down Lost River to a point 12 chains due South of the place of beginning; thence North to the place of beginning, being a portion of Lot 3 of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, and

Beginning at a point 30 feet West of the quarter corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 9.43 chains; thence West 4.74 chains; thence South 3.78 chains to the North bank of Lost River; thence Southwesterly upstream 2.64 chains; thence North 12.45 chains; thence East 7.37 chains to the place of beginning,

SAVE AND EXCEPTING that parcel of land deeded by Jerry Ahern and wife to The Roman Catholic Bishop of the Diocese of Baker City, a corporation sole of Oregon, recorded in Book 121 page 599, Deed records of Klamath County, Oregon, as follows:

Beginning at a point 30 feet West and 30 feet South of the quarter corner common to Section 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 260.8 feet; thence West 208.7 feet; thence North 260.8 feet; thence East 208.7 feet to the point of beginning.

ALSO EXCEPTING any portion of the above described property contained in property conveyed by N. S. Merrill et ux, to Tule Lake Cemetery Association of Merrill by deed dated April 16, 1898, recorded January 26, 1900, on page 526 of Volume 12 of Deeds, as follows: Beginning at a point 30 feet South and 30 feet West of the quarter section corner between Sections 1 and 12 in Township 41 South, Range 10 East of the Willamette Meridian; thence South 597 feet; thence West in an angle of 90 degrees 348 feet; thence South in an angle of 90 degrees 185 feet to Lost River; thence following down the river to a point 999 feet South on legal subdivision line from the quarter section corner between Sections 1 and 12; thence North on legal subdivision line 669 feet; thence West 30 feet to the place of beginning, being a portion of Lot 3 in Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

**State of Oregon, County of Klamath**

Recorded 09/18/01 at 2:12 p. m.

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**Linda Smith,**

County Clerk Fee\$ 26<sup>00</sup>