

03 APR 1 PM 2:47

COB-58

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Leonard Baio

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leonard Baio and Kay I. Baio, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" for legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, easements, conditions, covenants and encumbrances of record.

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ZERO

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of MARCH 2003; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

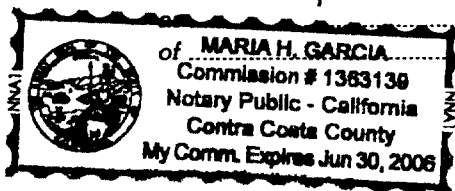
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Leonard Baio 3-25-03
Kay I Baio 3-25-03

STATE OF CALIFORNIA, County of) ss. 3.25.2003

This instrument was acknowledged before me on by LEONARD BAIO

This instrument was acknowledged before me on by KAY BAIO



Notary Public for California
My commission expires 3/25/03

Leonard Baio
5149 Olive Drive
Concord, CA 94521
Grantor's Name and Address
Leonard Baio
5140 Olive Drive
Concord, CA 94521
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Leonard & Kay Baio
5140 Olive Drive
Concord, CA 94521
Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/01/2003 2:47 p.m.
Vol M03 Pg 19661-62
Linda Smith, County Clerk
Fee \$ 16.00 # of Pgs 2

b, , Deputy

EXHIBIT "A"

PARCEL 1: Parcels 1 and 2 of Partillon Map No. 24-92 in the County of Klamath, State of Oregon. Code 8 Map 3715 Tax Lot 7301 and 7302

PARCEL 2: Parcel 3 of Partillon Map No. 24-92 in the County of Klamath, State of Oregon, lying in Section 26 in Township 37 South, Range 15 East of the Willamette Meridian in Klamath County, Oregon. Code 8 Map 3715 Tax Lot 7300