

MT 60778-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PAUL BAIR

4598 CROSS ROAD

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 05/15/2003 3:11 p. m.

Vol M03 Pg 32903-4

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

PAUL BAIR

4598 CROSS ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT60778-LW

'03 MAY 15 PM3:11

### WARRANTY DEED

FINLEY D. SCHLUMBOHM and SANDRA SCHLUMBOHM, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
PAUL BAIR and DEBRA LYNN BAIR, as tenants by the entirety, 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

91402

4009-00200-01600-000

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.

The true and actual consideration for this conveyance is \$68,000.00.

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.

Dated this 14 day of May, 2003.

Finley D. Schlumbohm  
FINLEY D. SCHLUMBOHM

Sandra Schlumbohm  
SANDRA SCHLUMBOHM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 14, 2003 by FINLEY D. SCHLUMBOHM and SANDRA SCHLUMBOHM.



Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2003

24, c. 3 M

32904

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

**The SW1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the portion thereof containing 4.606 (4.33 acres net) acres, more or less, situate in the Northwest corner and more particularly described as follows:**

**Commencing at a point in the center of the county road at the Northwest corner of the SW1/4 SW1/4 of said Section 2, and running thence Easterly along the North line of said quarter section a distance of 493 feet; thence Southerly parallel with the center line of said county road a distance of 407 feet; thence Westerly parallel with the initial course of this description a distance of 493 feet; thence Northerly along the center line of said county road a distance of 407 feet to the point of beginning.**

**EXCEPT any portion thereof lying within the boundaries of Spring Lake Road.**