

03 SEP 17 PM 3:35

MT62705 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
KARL L. GEANEY
3703 Lamarda Way
K. Falls, OR 97603

State of Oregon, County of Klamath
Recorded 09/17/03 2:35 p m
Vol M03 Pg 69439-46
Linda Smith, County Clerk
Fee \$ 260 # of Pgs 2

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

KARL L. GEANEY

Escrow No. MT62705-KR

WARRANTY DEED

JERRY A. BAIRD and MARTI L. BAIRD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to KARL L. GEANEY and DEBRA J. GEANEY, 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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$34,000.00.

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 15th day of September 2003.

Jerry A Baird
JERRY A. BAIRD
Marti L Baird
MARTI L. BAIRD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 15, 2003 by JERRY A. BAIRD and MARTI L. BAIRD.



Terry A. Aubrooks
(Notary Public for Oregon)
My commission expires 6-19-04

26 M

EXHIBIT "A"
LEGAL DESCRIPTION

69440

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01" West, along the West line of said Section 18, 2192.47 feet; thence South 89° 51' 42" East 2573.41 feet to the true point of beginning of this description; thence South 00° 00' 23" West 310.00 feet to the true point of beginning of this description; thence North 89° 51' 42" West 281.00 feet; thence South 00° 02' 03" East 155.00 feet; thence South 89° 51' 42" East 311.00 feet; thence North 00° 23' East 155.00 feet to a point; thence Westerly and parallel to the South boundary thereof a distance of 30 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Chilly Valley Lane right of way

Tax Account No.: 3910-018BO-02600-000

Key No.: 598213

Unofficial Copy