

04 JAN 20 PM 3:14

WTC-61429 UN



After recording return to:
ANTHONY B. BAIR
9743 SPRING LAKE RD
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 01/20/2004 3:14 p m
Vol M04 Pg 3436-37
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:

ANTHONY B. BAIR
9743 SPRING LAKE RD
KLAMATH FALLS, OR 97603

Escrow No. MT61429-LW

STATUTORY WARRANTY DEED

ALAN E. HARNSBERGER and HELEN M. NOONAN-HARNSBERGER, as tenants by the entirety, Grantor(s) hereby convey and warrant to ~~ANTHONY B. BAIR~~ and RICHARD A. MOLATORE and JOAN T. MOLATORE, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein: ** HUSBAND AND WIFE AND ANTHONY B. BAIR, AS TENANTS IN COMMON.

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

586949	3909-03400-00900-000
587225	3909-03400-01000-000
M719672	M-177476

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$242,000.00.

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.

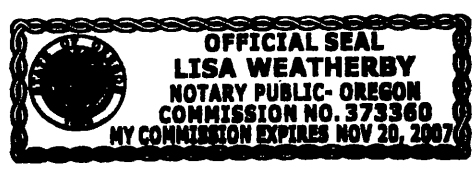
Dated this 12 day of January, 2004

[Signature]
ALAN E. HARNSBERGER
[Signature]
HELEN M. NOONAN-HARNSBERGER

State of Oregon
County of

This instrument was acknowledged before me on January 12 2004 by ALAN E. HARNSBERGER and HELEN M. NOONAN-HARNSBERGER.

[Signature]
(Notary Public for Oregon)



My commission expires 11/20/07

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South along the Section line 22.50 chains; thence Westerly at right angles with said Section line 20 chains; thence Northerly and parallel with the Section line a fore said 22.50 chains, and thence Easterly 20 chains to the point of beginning, being the SE1/4 NE1/4 and five acres off the North end of the NE1/4 SE1/4 of said Section 34, Township 39 South, Range 9 East, Willamette Meridian, SAVING AND EXCEPTING a ditch right of way over said property deed to R.P. Breitenstein, by deed recorded in Book 55, at page 435, Deed Records of Klamath County, Oregon.

ALSO all that portion of the NE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon described as follows:

Beginning at a point in the East line of said Section 34, 1725 feet North of the Southeast corner of said Section; thence North 88° West 1006.4 feet; thence through the arc of a 40° curve right 66.5 feet to a point bearing North 74° 42' West 66.5 feet; thence North 61° 23' West 202.5 feet; thence through the arc of a 40° curve right 143.8 feet to a point bearing North 32° 38' West 140.6 feet; thence North 3° 53' West 72.4 feet to a point in the West line of said NE1/4 SE1/4 of said Section from which the quarter corner common to Sections 34 and 35, said Township and Range, bears North 66° 28' East 1449 feet; thence North along the West line of said NE1/4 SE1/4 of said Section 34, 400 feet, more or less, to a point 165 feet South of the Northwest corner of said NE1/4 SE1/4 of said Section 34, thence East parallel with the North line of said NE1/4 SE1/4 of said Section 34, 1320 feet, more or less, to the East line of said NE1/4 SE1/4 of said Section 34; thence South 750 feet, more or less, to the point of beginning.

LESS AND EXCEPTING ½ of the County road along the West side of the herein described tract, ½ of the right of way of the U.S.R.S C-4 canal, and a strip of land one rod wide off the East side of the herein described tract heretofore deeded to the Klamath Irrigation District.