

2006-019236

Klamath County, Oregon



09/25/2006 03:45:03 PM

Fee: \$41.00

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED  
BY THE PERSON REPRESENTING THE  
ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DO NOT  
AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

After Recording, Return To: / Tax Statement:  
John J. Bair and Carmen Bair  
4960 Lombardy Lane  
Klamath Falls, OR 97603  
Same

1. Name(s) of the Transaction(s): Warranty Deed
2. Direct Party (Grantor): Joseph J. Bair and Mary Ellen Bair
3. Indirect Party (Grantee): John W. Bair and Carmen Bair
4. True and Actual Consideration Paid: \$180,000.00
5. Legal Description: Tax account #3909-03500-01600 & 3909-03500-01500

4/00

ORIGINAL

WARRANTY DEED

JOSEPH J. BAIR and MARY ELLEN BAIR, Grantors, conveys and warrants to JOHN W. BAIR and CARMEN BAIR, Husband and Wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached exhibit "A"

Subject to all reservations and restrictions of record, if any.

The true consideration for this conveyance is \$180,000.00.

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.

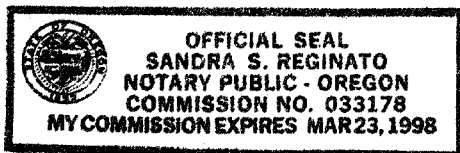
In Witness Whereof, the grantors have executed this instrument this 6 day of June, 1995.

Joseph J. Bair  
JOSEPH J. BAIR  
Mary Ellen Bair  
MARY ELLEN BAIR

STATE OF OREGON     )  
                                  )ss.  
County of Klamath )

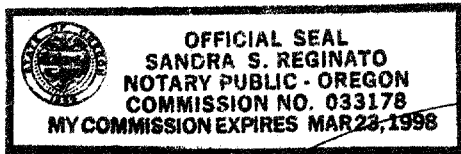
Personally appeared the above named JOSEPH J. BAIR and acknowledged the foregoing instrument to be his voluntary act and deed.

Sandra S. Reginato  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 03-23-98



STATE OF OREGON     )  
                              )ss.  
County of Klamath    )

Personally appeared the above named MARY ELLEN BAIR and acknowledged the foregoing instrument to be her voluntary act and deed.



*Sandra S. Reginato*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 03-23-98

AFTER RECORDING RETURN TO:

JOHN AND CARMEN BAIR  
4960 LOMBARDY LANE  
KLAMATH FALLS, OREGON 97601

Policy No: 38-3017-107-00000273

MTC NO: 30488-KR

EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1

Tracts 16 and 17 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a tract of land more particularly described as follows:

Beginning at the Northeast corner of said Tract 16, marked by a 5/8 inch by 30 inch iron pin; thence North 89 degrees 32' West along the South line of Lombardi Lane, 395 feet to a 5/8 inch by 30 inch iron pin; thence South 00 degrees 28' West 150.00 feet to a 5/8 inch by 30 inch iron pin; thence South 89 degrees 32' East 583.60 feet to a 5/8 inch by 30 inch iron pin; thence continuing South 89 degrees 32' East 18.64 feet to the apparent centerline of the Klamath Irrigation District Canal and the Easterly line of said Tract 17; thence North 25 degrees 46' West along said line 167.22 feet to the South line of said Lombardi Lane and the Northeast corner of said Tract 17; thence North 89 degrees 32' West 18.64 feet to a 5/8 inch by 30 inch iron pin; thence continuing North 89 degrees 32' West 114.68 feet to the point of beginning.

PARCEL 2

A tract of land situated in Tracts 16 and 17, 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 16, marked by a 5/8 inch by 30 inch iron pin; thence North 89 degrees 32' West along the South line of Lombardi Lane, 395 feet to a 5/8 inch by 30 inch iron pin; thence South 00 degrees 28' West 150.00 feet to a 5/8 inch by 30 inch iron pin; thence South 89 degrees 32' East 583.60 feet to a 5/8 inch by 30 inch iron pin; thence continuing South 89 degrees 32' East 18.64 feet to the apparent centerline of the Klamath Irrigation District Canal and the Easterly line of said Tract 17; thence North 25 degrees 46' West along said line 167.22 feet to the South line of said Lombardi Lane and the Northeast corner of said Tract 17; thence North 89 degrees 32' West 18.64 feet to a 5/8 inch by 30 inch iron pin; thence continuing North 89 degrees 32' West 114.68 feet to the point of beginning.

Subject to the following exceptions:

Schedule B from this policy.

POLICY FORM

SCHEDULE B

Policy Number: 38-3017-107-00000273

MTC NO: 30488-KR

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

General Exceptions:

- (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- (2) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (4) Discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other facts which a correct survey would disclose.

5. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

7. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

8. The terms and provisions of instrument entitled "Notice to Persons intending to Plat Lands within the Klamath Basin Improvement District", recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon.

9. An easement created by instrument, subject to the terms and provisions thereof, Recorded: March 13, 1979  
Volume: M79, page 5762, Microfilm Records of Klamath County, Oregon  
For: "a 20 foot, measured at right angles to said canal, ingress and egress easement adjacent to and along the Westerly line of said canal."

10. Right of Way Easement, subject to the terms and provisions thereof;  
Dated: April 26, 1983  
Recorded: May 14, 1983  
Volume: M85, page 7170, Microfilm Records of Klamath County, Oregon  
In Favor of: Pacific Power & Light Company, a corporation  
For: Electric transmission and distribution line

11. Any improvement located upon the insured property which is described or defined as a Mobile Home under the provisions of Chapters 803 and 820, Oregon Revised Statutes, and is subject to registration as provided therein.

12. Financing Statements or Federal Tax Liens, if any, filed with the Secretary of State.

SCHEDULE B (STANDARD COVERAGE)  
Reorder Form No. 3230