

2006-019940

Klamath County, Oregon



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10/03/2006 03:59:50 PM

Fee: \$36.00

GRANTOR NAME AND ADDRESS:

Ollie B. Baird, Surviving and Successor
Trustee under the Baird Loving Trust dated
February 17, 1990 and any amendments thereto
PO Box 218
Merrill, OR 97633

GRANTEE NAME AND ADDRESS:

Ollie Belle Baird
PO Box 218
Merrill, OR 97633

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney
435 Oak Ave. Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:
GRANTEE

WARRANTY DEED - STATUTORY FORM

OLLIE B. BAIRD Surviving and Successor Trustee under the
BAIRD LOVING TRUST dated February 17, 1990, and any amendments
thereto, Grantor conveys and warrants to OLLIE BELLE BAIRD,
Grantee, all of that real property situated in Klamath County,
State of Oregon, legally described on Exhibit A, attached hereto
and incorporated by this reference herein as if fully set forth.

The real property is conveyed free of encumbrances except as
specifically set forth herein, as follows:

- 1) Covenants, conditions, restrictions, reservations,
rights, rights of way, and easements of record,
including contracts for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$0.
However, the actual consideration consists of or includes other
property or value given or promised which is the whole
consideration, being for estate planning purposes, pursuant to the
powers granted pursuant to the terms and provisions of the
referenced Trust agreement.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS

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WARRANTY DEED -1

30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352."

DATED this 3rd day of ~~September~~ October, 2006.

OLLIE B. BAIRD, Trustee under the Baird Loving Trust dated February 17, 1990 and any amendments thereto

Ollie B. Baird
by Ollie B. BAIRD, Surviving and Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 3rd day of ~~September~~ October, 2006 by Ollie B. Baird, Trustee.

Susan Harbin
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-12-2010



Exhibit "A"

I.

PARCEL 1

A portion of Lots 47 and 48, MERRILL TRACTS, in Government Lot 1, Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North boundary of Section 11, said point being 700.00 feet West of the quarter corner common to Sections 2 and 11; thence West along said Section line 118.00 feet; thence South to the South boundary of Government Lot 1; thence Easterly along the South boundary of Government Lot 1 to a point due South of the point of beginning; thence North 251 feet, more or less to the point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within Falvey Road.

PARCEL 2

A portion of Lots 47 and 48, MERRILL TRACTS, in Government Lot 1, Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North boundary of Section 11, said point being 818 feet West of the quarter corner common to Sections 2 and 11; thence continuing West along the North boundary of Section 11, 17 feet four inches; thence South to the South boundary of Government Lot 1; thence Easterly along the South boundary of Government Lot 1 to a point due South of the point of beginning; thence North to the true point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within Falvey Road.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Rights of governmental bodies in and to that portion of the above described property lying below the ordinary high water mark of Lost River.

3. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

Exhibit "A" (continued)

II.

The following described real property in Klamath County, Oregon:

Lot 10 in Block 4 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

III.

The following described real property situate in Klamath County, Oregon, to-wit:

Lots 5 and 6, Block 27, Original Town of Merrill, according to the duly recorded plat thereof on file in the records of Klamath County, Oregon.