

2006-024400
Klamath County, Oregon



After recording return to:
Robert Baird and Dawn Baird
195 E. Main Street
Klamath Falls, OR 97601

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

File No.: 7021-949787 (SAC)
Date: December 06, 2006

THIS S



12/08/2006 03:23:21 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Paul Bigby and Ami L. Bigby, Grantor, conveys and warrants to **Robert Baird and Dawn Baird, Trustees of the Robert and Dawn Baird Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOTS 1, 2, 3, 4, 5 AND THE SOUTHEASTERLY 3 FEET OF LOT 6 BLOCK 16, OF INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

260-F

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 7 day of December, 2006

Paul Bigby
Paul Bigby

Ami L. Bigby
Ami L. Bigby

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of December, 2006
by **Paul Bigby and Ami L. Bigby.**

[Signature]
Notary Public for Oregon
My commission expires:

8/20/07

