

EE

Ollie Belle Baird

P O Box 218

Merrill, Oregon 97633

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Ollie Belle Baird

P O Box 218

Merrill, Oregon 97633

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Ollie Belle Baird

P O Box 218

Merrill, Oregon 97633

2007-000645

Klamath County, Oregon



00012826200700006450030036

01/12/2007 11:56:22 AM

Fee: \$31.00

SPACE RESERVED

REI

WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Ollie Belle Baird

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by _____,

Ollie Belle Baird and James H. Baird

hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Attached for Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ -0-. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Ollie Belle Baird

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 10, 2007by Ollie Belle Baird

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL SEAL
TERESA M. MILES
NOTARY PUBLIC-OREGON
COMMISSION NO. 377305
MY COMMISSION EXPIRES FEB. 10, 2008

Notary Public for Oregon

My commission expires 2-10-08

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.