



THIS SPACE RE

2007-015811
Klamath County, Oregon



09/07/2007 02:47:13 PM

Fee: \$26.00

After recording return to:

DEBRA A. ZIMMER

38123 CHILOQUIN RIDGE RD

CHILOQUIN, OR 97624

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

DEBRA A. ZIMMER

38123 CHILOQUIN RIDGE RD

CHILOQUIN, OR 97624

Escrow No. MT80152-LW

Title No. 0080152

SWD

STATUTORY WARRANTY DEED

RODERICK A. BAIR and KIMBERLY BAIR, as tenants by the entirety, Grantor(s) hereby convey and warrant to **DEBRA A. ZIMMER**, 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:

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

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$149,350.00**.

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 6 day of August 2007.

Roderick A. Bair
RODERICK A. BAIR

Kimberly Bair
KIMBERLY BAIR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 6, 2007 by RODERICK A. BAIR and KIMBERLY BAIR.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

1:

That certain real property situated in Sections 1 and 2 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of the North 200 feet of the South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1, and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of the Chiloquin Ridge Road, and being more particularly described as follows:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East - West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East - West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 89° 07' 05" West 169.65 feet to a point on the Easterly right of way line of the Chiloquin Ridge Road; thence South 00° 42' 52" West 200.02 feet along said right of way line to a point; thence North 89° 07' 05" East 170.29 feet to the point of beginning.

2:

The North 200 feet of the following described real property:

The South 1438 feet of the W1/2 W1/2 NW1/4 of Section 1 and that portion of the E1/2 E1/2 NE1/4 of Section 2 that lays Easterly of Chiloquin Ridge Road, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point on the Section line common to said Sections 1 and 2, said point being North 00° 31' 52" East 1238.00 feet from the 1/4 corner common to Sections 1 and 2; thence Easterly parallel to the East - West centerline of said Section 1, 66.00 feet to a point; thence North 00° 31' 52" East 200.00 feet to a point; thence Westerly parallel to the East - West centerline of said Section 1, 66.00 feet to the Section line common to said Sections 1 and 2; thence South 00° 31' 52" West 200.00 feet to the point of beginning.