



THIS SPACE

2011-013962

Klamath County, Oregon



12/19/2011 03:13:09 PM

Fee: \$42.00

After recording return to:

TARA BAIR

9741 SPRING LAKE RD.

KLAMATH FALLS, OR 97603

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

TARA BAIR

9741 SPRING LAKE RD.

KLAMATH FALLS, OR 97603

Escrow No. MT92288-SH

Title No. 0092288

SWD1 r.041111

STATUTORY WARRANTY DEED

EDWARD THOMAS BAIR,

Grantor(s), hereby convey and warrant to

TARA BAIR,

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 true and actual consideration for this conveyance is **\$85,000.00**.

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:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

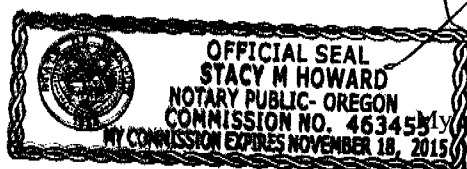
Dated this 15 day of Dec, 2011.

EDWARD THOMAS BAIR

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Dec 15, 2011 by EDWARD THOMAS BAIR.



(Notary Public for Oregon)

My commission expires 11-18-15

42 PMT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the S1/2 NE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of the NE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West boundary of the NE1/4 of the NE1/4, 1164.70 feet to the true point of beginning; thence South, 130 feet, more or less, to a point 23.00 feet North of the Southwest corner of the NE1/4 NE1/4 of said Section; thence East, parallel to the South boundary of the NE1/4 NE1/4 770.2 feet; thence North 130.00 feet; thence West 770.2 feet to the true point of beginning.

EXCEPTING THEREFROM, that part of the above described tract lying with in Spring Lake County Road.