

MT92976-LW

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT92976-LW  
Title Order No. 0092976

2012-002202

Klamath County, Oregon



00114656201200022020040043

02/29/2012 03:32:57 PM

Fee: \$52.00

Please print or type information.

**1. AFTER RECORDING RETURN TO -**

Required by ORS 205.180(4) & 205.238:

Name: **EDWARD T. BAIR**

Address: **8728 SPRING LAKE RD.**

City, ST Zip: **KLAMATH FALLS, OR 97603**

**2. TITLE(S) OF THE TRANSACTION(S) -** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

**Document Title(s): STATUTORY WARRANTY DEED**

**3. DIRECT PARTY / GRANTOR Names and Addresses -** Required by ORS 205.234(1)(b)

Seller Name & Address: **BORN PROPERTIES, A PARTNERSHIP, 4093 BARRET ST. S., SALEM, OR 97302**

**4. INDIRECT PARTY / GRANTEE Names and Addresses -** Required by ORS 205.234(1)(b)

Buyer Name & Address: **EDWARD T. BAIR, 8728 SPRING LAKE RD, KLAMATH FALLS, OR 97603**

Buyer Name & Address: **VIRGINIA L. BAIR, 8728 SPRING LAKE RD, KLAMATH FALLS, OR 97603**

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: **EDWARD T. BAIR**

Address: **8728 SPRING LAKE RD**

City, ST Zip: **KLAMATH FALLS, OR 97603**

**6. TRUE AND ACTUAL CONSIDERATION -** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$568,000.00**



After recording return to:

EDWARD T. BAIR

8728 SPRING LAKE RD

KLAMATH FALLS, OR 97603

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

EDWARD T. BAIR

8728 SPRING LAKE RD

KLAMATH FALLS, OR 97603

Escrow No. MT92976-LW

Title No. 0092976

SWD r.020212

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**STATUTORY WARRANTY DEED**

**BORN PROPERTIES, A PARTNERSHIP,**

Grantor(s), hereby convey and warrant to

**EDWARD T. BAIR and VIRGINIA L. BAIR, as tenants by the entirety,**

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 **\$68,000.00**.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of February, 2012

BORN PROPERTIES, A PARTNERSHIP

BY: Don W. Born  
DON W. BORN, MANAGING PARTNER

State of Oregon  
County of Marion

This instrument was acknowledged before me on Feb 28, 2012 by DON W. BORN AS MANAGING PARTNER OF BORN PROPERTIES, A PARTNERSHIP.

[Signature]  
(Notary Public for Oregon)

My commission expires 2-1-2014



EXHIBIT "A"  
LEGAL DESCRIPTION

All that portion of the SE1/4 of the SE1/4 lying Southerly of USBR Drain and lying Northerly of USBR Lost River Diversion Channel of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, all that portion of the SW1/4 of the SW1/4, lying Southerly of USBR No. 1 Drain and Northerly of USBR Lost River Diversion Channel of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion lying in the Southern Pacific Railroad.

ALSO EXCEPTING THEREFROM all that portion lying within USBR 1-F Drain.

ALSO EXCEPTING THEREFROM all that portion lying within USBR 1-D Drain.

ALSO EXCEPTING THEREFROM that portion conveyed to Modoc Northern Railway Company by deeds recorded September 19, 1910 in Volume 30, page 173 and Volume 30, page 174, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded July 31, 1912 in Volume 37, page 495, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded February 28, 1930 in Volume M91, page 38, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to the United States of America by Deed recorded December 27, 1930 in Volume 93, page 365, Deed Records of Klamath County, Oregon

ALSO EXCEPTING THEREFROM that portion taken by the United States of America by judgment Civil No. 4253 in the District Court of the United States for the District of Oregon, which order was recorded March 11, 1949 in Volume 329, page 308, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion taken by the United States of America Civil No. 4618 in the District Court of the United States for the District of Oregon which order was recorded March 20, 1951 in Volume 246, page 45, Deed Records of Klamath County, Oregon.