

2017-009603

Klamath County, Oregon



00209025201700096030030035

08/25/2017 09:18:18 AM

Fee: \$52.00

Percy L. Baird

10690 Homedale Road

Klamath Falls, OR 97603

Grantor's Name and Address

Percy L. Baird, Rose M. Carlson and Mary A. Carlson

10690 Homedale Road

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Percy L. Baird

10690 Homedale Road

Klamath Falls, OR 97603

Returned at Counter

Until a change is requested all tax statements
shall be sent to the following address:
NO CHANGE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Percy L. Baird,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Percy L. Baird, Mary A. Carlson and Rose M. Carlson, not as tenants in common but with the right of survivorship,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'


The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0. Estate planning (to create survivorship)**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 shall apply equally to corporations and to individuals.

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.


In Witness Whereof, the grantor has executed this instrument this 25 day of August, 2017; if a corporate grantor, 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.


Percy L. Baird

State of Oregon} ss
County of Klamath}

On this 25 day of August, 2017, before me, a Notary Public in and for said state, personally appeared Percy L. Baird, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Commission Expires: March 16, 2018

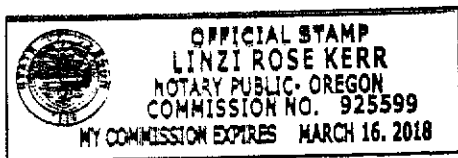


EXHIBIT 'A'

Tract 5 of "400" SUBDIVISION, according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon

EXCEPTING THEREFROM that portion deeded to the United States of America by deed recorded in Volume 105, Page 607, Deed records of Klamath County, Oregon.

ALSO EXCEPTING THERFROM the following: Beginning at the Southeast corner of Tract 4 "400" Subdivision; thence South along the East line of Tract 5 of said subdivision a distance of 143 feet; thence West parallel to the North line of said Tract 5 a distance of 825 feet (925 feet by deed), more or less to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northeasterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Tract 5 of said Subdivision; thence East along the North line of said Tract 5 a distance of 935 feet, more or less to the point of beginning