



2018-005276
Klamath County, Oregon
04/30/2018 12:05:01 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Casey R. Hill
PO Box 112
Merrill, OR 97633

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

Casey R. Hill
PO Box 112
Merrill, OR 97633
File No. 223641AM

STATUTORY WARRANTY DEED

**Ollie Belle Baird and James H. Baird,
not as tenants in common but with right of survivorship ,**

Grantor(s), hereby convey and warrant to

Casey R. Hill,

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:

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.

The true and actual consideration for this conveyance is \$130,000.00.

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 27 day of April, 2018

Ollie Belle Baird
Ollie Belle Baird

By: James Hardin Baird atty in fact
James Hardin Baird, her attorney in fact

James H. Baird
James H. Baird

State of Oregon } ss
County of Klamath }

On this 27 day of April, 2018, before me, Heather Sciorba a Notary Public in and for said state, personally appeared James H. Baird, individually and as attorney in fact for Ollie Belle Baird, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

Heather Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

