

04 APR 19 PM 1:43

Aspen 58834MA

BARGAIN AND SALE DEED (Individual or Corporate).

After Recording Return to:

PAUL BAIR and DEBRA BAIR

4598 Cross Rd.
Klamath Falls, OR. 97603

Until a change is requested all tax statements
shall be sent to the address shown above.

Vol M04 Page 22857

State of Oregon, County of Klamath
Recorded 04/19/2004 11:43 a m
Vol M04 Pg 22857-59
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

BARGAIN AND SALE DEED

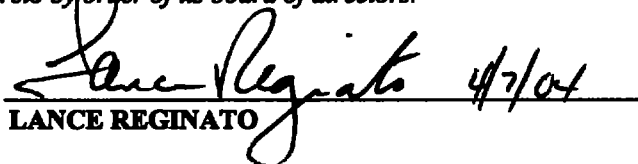
KNOW ALL MEN BY THESE PRESENTS, That LANCE REGINATO, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PAUL BAIR and DEBRA BAIR, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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.

In Witness Whereof, the grantor has executed this instrument April 5, 2004; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


LANCE REGINATO

STATE OF CALIFORNIA,)
) ss.
County of)
The foregoing instrument was acknowledged before me this
_____ day of April, 2004, by Lance Reginato

Notary Public for California

(SEAL)

My commission expires:

BARGAIN AND SALE DEED
LANCE REGINATO, as grantor

and
PAUL BAIR and DEBRA BAIR, husband and wife, as
grantee

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
, by _____, president, and by
secretary of _____ a _____ corporation, on behalf
of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)
(If executed by a corporation,
affix corporate seal)

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058834

3100

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

22858

State of California

County of

Placer

} ss.

On April 7, 2004

Date

before me, Beverly C Barkhurst Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

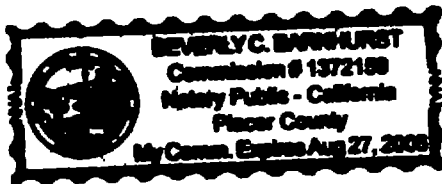
Lance Regunato

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Beverly C Barkhurst
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



Exhibit A

PARCEL 1:

The SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT that portion deeded to the United States of America, July 20, 1912 in Book 37 at Page 462 for irrigation canal.

SAVE AND EXCEPT a piece or parcel of land situate in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 108.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

PARCEL 2:

A piece or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which point the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 208.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

AND the SE 1/4 of the NE 1/4 of Section 27, LESS AND EXCEPT that portion deeded to Modoc Northern Railway Company by Deed recorded September 19, 1910 in Book 30 at Page 173, Deed Records of Klamath County, Oregon, and the SW 1/4 of the NW 1/4 of Section 26, all in Township 39 South, Range 9 East of the Willamette Meridian, LESS portion conveyed to the City of Klamath Falls, Oregon for Airport purposes by Deeds recorded February 16, 1945 in Book 173, Page 315 and recorded February 14, 1955 in Book 272 at Page 291, all in Deed Records of Klamath County, Oregon.