

2007-008180

Klamath County, Oregon



00021740200700081800030030

05/07/2007 10:01:58 AM

Fee: \$31.00

Grantor: Juanita M. Fairclo
6722 Hilyard
Klamath Falls, OR 97601

Grantee: Paul H. Fairclo
11010 Highway 39
Klamath Falls, OR 97603

Mail Tax Statements To: Paul H. Fairclo
11010 Highway 39
Klamath Falls, OR 97603

When Recorded, Return To:
Stefanie L. Burke
Hornecker, Cowling, Hassen & Heysell, L.L.P.
717 Murphy Road
Medford, OR 97504

BARGAIN AND SALE DEED

I, Juanita Fairclo, Grantor, hereby convey to Paul H. Fairclo, Grantee, the real property situated at 1723 Dawn Drive, Klamath Falls, Klamath County, Oregon 97601, and more particularly described as set forth in Exhibit "3", attached hereto and incorporated herein by this reference.

There is no dollar consideration paid for this transfer.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS

/ / /

/ / /

/ / /

Page 1 of 2 – Bargain & Sale Deed


H:\USER\FILES\26970\BS Deed.1723 Dawn Drive

DATED this 27 day of April, 2007.

Juanita Fairclo
JUANITA FAIRCLO

On this 27 day of April, 2007, before me appeared Juanita Fairclo, identified by Oregon driver's license 2221728 to be the person whose name is subscribed to in this instrument, and acknowledged that she executed the same as her free and voluntary act and deed, for the uses and purposes therein stated.




NOTARY PUBLIC FOR OREGON
exp. 2-19-2011

04 MAR 15 PM 3:16

2503743



After recording return to:
Juanita S. Fairclio

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

File No.: 7021-349963 (SAC)
Date: March 10, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol MO4 Page 14482

State of Oregon, County of Klamath
Recorded 03/15/2004 3:16 P m
Vol MO4 Pg 14482-83
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 2

STATUTORY WARRANTY DEED

Janet R. Pierce, Grantor, conveys and warrants to Juanita S. Fairclio, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

All of Lot 13 and the North 21 feet (as measured along the East and West lines) of Lot 12 Block 12 Fourth Addition to Winema Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

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.

The true consideration for this conveyance is \$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee." (Here comply with requirements of ORS 93.030)
Janet R. Pierce

EXHIBIT 3