

2007-008181

Klamath County, Oregon

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



05/07/2007 10:02:19 AM

Fee: \$31.00

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

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BARGAIN AND SALE DEED

I, Juanita Fairclo, Grantor, hereby convey to Paul H. Fairclo, Grantee, the real property situated at 3640 Bisbee Street, Klamath Falls, Klamath County, Oregon 97601, and more particularly described as set forth in Exhibit "4", 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

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Page 1 of 2 – Bargain & Sale Deed

H:\USER\FILES\26970\BS Deed.3640 Bisbee Street

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.



Bonnie Munder  
NOTARY PUBLIC FOR OREGON

This Indenture Witnesseth, THAT NORMAN H. WEAVER and DAISY WEAVER, husband

and wife, heretofore known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto DALE GOODE and JUANITA S. GOODE, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The South one-half of Lot 14 in Block 7 of ALTAMONT AC according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, assessments, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations contained in deed from Nassau Co. to Rober Clark, dated April 11, 1930, recorded April 14, 1930 in Deed Vol. 91, page 163, Records of Klamath County, Oregon.

Grantors reserve possession until February 1, 1976.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 9th day of January 1976.

(SEAL)

*Norman H. Weaver* (SEAL)

(SEAL)

*Daisy Weaver* (SEAL)

STATE OF OREGON, County of Klamath ss. January 9, 1976. Personally appeared the above named Norman H. Weaver and Daisy Weaver, husband and wife,

and acknowledged the foregoing instrument to be

Before me:

W. GANONG, JR.  
Notary Public for Oregon  
My commission expires December 30, 1976

After recording return to:

Ganong & Sisamore  
540 Main St.  
Klamath Falls, Oregon 97601

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

Dale and Juanita S. Goode  
Route 1, Box 55  
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of FEBRUARY, 1976, at 12:47 o'clock PM, and recorded in book M 76 on page 1914 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. MILNE

County Clerk-Recorder

From the Office of  
GANONG & SISAMORE  
540 Main Street  
Klamath Falls, Oregon 97601

EXHIBIT

By

*Harold Dray*

FEE \$ 3.00

Deputy

76 FEB 10 PM 12 44