

Return to: Justin Moore

2009-003280

Klamath County, Oregon



00061998200900032800020029

03/08/2009 09:52:27 AM

Fee: \$26.00

Return @ Clerk

**Grantor's name and address:**

Paul H. Fairclo  
11010 Highway 39  
Klamath Falls, Oregon 97603

**After recording return to:**

Richard Fairclo  
33 Lokelau PL  
Haiku, HI 96708

**BARGAIN & SALE DEED**

I, Paul H. Fairclo, Grantor, conveys to PAUL H. FAIRCLO, INITIAL TRUSTEE OF THE PAUL H. FAIRCLO TRUST DATED MARCH 3, 2009, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, All Parcels as Described In Exhibit "A" Attached Hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this third day of March, 2009.

Paul H. Fairclo  
Paul H. Fairclo

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

The foregoing instrument was acknowledged before me this third day of March, 2009, by Paul H. Fairclo.



Jan L. Chrowl  
Notary Public for Oregon  
My Commission expires: 8-29-12

Exhibit "A"

PARCEL 1:

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.

PARCEL 2:

Lot 1 and the Nly 5 feet of Lot 2, Block 7, Riverside Addition to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Unit No. B-4 of Harbor Isles Condominiums, Phase II, Tract 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of Harbor Isles Condominiums, Phase 1, Tract 1238, being in the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration, recorded in Volume M83 page 21250 and supplemented in Volume M93 page 27937, Deed records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.

PARCEL 4:

Beginning at a point on the East boundary of Section 24 Township 39 South, Range 9 E.W.M., which lies South along said line a distance of 1909.6 feet from the Northeast corner of said Section 24; thence South 89°28'50" West a distance of 742 feet; thence South 89°27'20" West 797.5 feet; thence South 89°05'40" West to a point on the West line of the Northeast quarter of said Section 24; thence South along said West line to the Southwest corner of said Northeast quarter; thence East along the South line of said Northeast quarter to the Southeast corner thereof; thence North along the East line of said Northeast quarter to the point of beginning.