

Grantor's name and address:  
Richard Fairclo, Trustee  
409 Pine Street #209  
Klamath Falls, OR 97601

Send Tax Statements to:  
Susan Fairclo House  
15555 Highway 140 East  
Klamath Falls, OR 97601

2012-007260  
Klamath County, Oregon



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07/02/2012 02:54:29 PM

Fee: \$37.00

### BARGAIN AND SALE DEED

Richard Fairclo, Trustee of the Paul H. Fairclo Trust Dated March 3, 2009, Grantor, conveys to Susan Fairclo House, Grantee, an undivided half interest in the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, described as a tract of land situated in the NE1/4NE1/4 (Government Lot 11) of Section 31, Township 39 South, Range 10 East Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:


Beginning at an iron pin located South 276.5 feet from the NE corner of said Section 31, said point being on the Southerly boundary of the County Road; thence South 311.9 feet to an iron pin; thence S. 69°30' W. 294.9 feet to an iron pin on the Easterly boundary of the County Road; thence Northerly and Easterly following the Easterly and Southerly boundary of said County Road to the point of beginning.

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.

#### Statutory Provision:

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 22 day of July, 2012.

  
Richard Fairclo

STATE OF OREGON ]  
] ss.  
County of Klamath ]

The foregoing instrument was acknowledged before me this 22 day of July, 2012 by Richard Fairclo.

  
Notary Public for Oregon

My Commission expires: August 21, 2015

