

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Joseph Biar
9743 Spring Lake Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Joseph Bair, Trustee
Joseph Bair and Mary Ellen Bair
Revocable Living Trust UAD 10-16-14
9743 Spring Lake Road
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Joseph Bair
9743 Spring Lake Road
Klamath Falls, OR 97603

2015-005015
Klamath County, Oregon



05/15/2015 03:53:00 PM

Fee: \$47.00

BARGAIN AND SALE DEED

JOSEPH BAIR, hereinafter referred to as grantor, conveys to **JOSEPH BAIR, TRUTEE OF THE JOSEPH BAIR AND MARY ELLEN BAIR REVOCABLE LIVING TRUST** dated **October 16, 2014**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The Westerly 36 acres of the S½NW¼, Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage, easements and rights of way of record and those apparent on the land.

Key No.: R587387

Map No.: R-3909-03500-00400-000

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14 day of May, 2015.

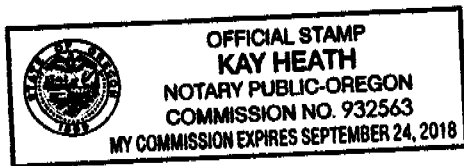
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Joseph Bair
Joseph Bair

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14 day of May, 2015, by Joseph Bair.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18