Returned at Counter

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

Send Tax Statements to: Susan Fairclo House 15555 Highway 140 East Klamath Falls, OR 97601 **2015-013826**Klamath County, Oregon



12/28/2015 01:57:49 PM

Fee: \$42.00

BARGAIN AND SALE DEED

Richard Fairclo, Affiant of the Small Estate of Paul H. Fairclo and as Trustee of the Paul H. Fairclo Trust Dated March 3, 2009, and as Trustee of the Ann S. Fairclo Trust dated May 9, 1995, and as individual heir to Ann S. Fairclo and as named Personal Representative of the Estate of Ann S. Fairclo, Grantor, conveys to Susan Fairclo House, Grantee, 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.

This conveyance is to include any property received or merged with this property, including, but no limited to real property interest received from the United States where canal was not built by United States Klamath Irrigation Project.

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, as distribution of estates of Paul H. Fairclo and Ann S. Fairclo and to clear title.

Statutory Provision:

BEFORE SÍGNING 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, AND 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, 195.301 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 824, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this _____day of _____2015.

Richard Fairclo

STATE OF OREGON

SS.

County of Klamath

of Deuty, 2015 by Richard Fairclo.

Micaigh E.L. Caldwell

Notary Public for Oregon

My Commission expires: 3-20-2016

