

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

2015-013827

Klamath County, Oregon



00180272201500138270020022

12/28/2015 01:58:03 PM

Fee: \$47.00

BARGAIN AND SALE DEED

Richard Fairclo, Trustee of the Ann S. Fairclo Trust dated May 19, 1995, Grantor, conveys to Susan Fairclo House, Grantee, the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

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, as distribution of Ann S. Fairclo Trust.

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, 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 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.

Dated this 28th day of December, 2015.


Richard Fairclo

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 28th day of December, 2015 by Richard Fairclo, who stated he is the Trustee of the above named trust.

Micaiah E. L. Caldwell
Notary Public for Oregon
My Commission expires: 3-20-16



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EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 10 and a portion of Lot 11 in Block 121 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the SE corner of said Lot 10, thence along the South line of said Lot 11 South 88 degrees 33' 49" East 9.84 feet, thence North 09 degrees 17' 22" East 153.70 feet to the North line of said Lot 11, thence along said North line of Lot 11 and the arc of a 574.87 foot radius curve to the left (chord = North 81 degrees 22' 31" West 13.34 feet) 13.34 feet to the NE corner of said Lot 10, thence along the East line of said Lot 10 South 07 degrees 57' 36" West 154.93 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 3/02/00 at 5:40 p. m.
In Vol. M00 Page 6723
Linda Smith,
County Clerk Fee \$ 26.00