

Grantor's name and address:

Richard Fairclo
409 Pine Street #209
Klamath Falls, OR 97601

Send Tax Statements to:

Undivided #1:
Susan Fairclo House
15555 Highway 140 East
Klamath Falls, OR 97603
Undivided #2:
Richard Fairclo
409 Pine Street #209
Klamath Falls, OR 97601

Returned at Counter

2016-009902

Klamath County, Oregon



09/19/2016 01:27:30 PM

Fee: \$42.00

BARGAIN AND SALE DEED

I, Richard Fairclo, Trustee of the Ann S. Fairclo Trust dated May 19, 1995, Grantor, convey to Susan Fairclo House and Richard S. Fairclo Grantees, each as to an undivided ½ interest as tenants in common, the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

Property known as 6261 Juniper Way, Klamath Falls, Oregon;


Lot 30 in Moyina, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 to beneficiaries 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.

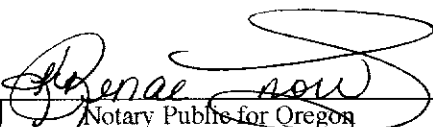
Dated this 12 day of August, 2016.


Richard Fairclo, Trustee

STATE OF OREGON County of Klamath] ss.

The foregoing instrument was acknowledged before me this 12 day of August, 2016 by Richard Fairclo, who stated he is the Trustee of the above named trust.




Notary Public for Oregon

My Commission expires: 9-14-19