

2017-001123

Klamath County, Oregon



00198578201700011230020021

02/02/2017 03:10:51 PM

Fee: \$47.00

After Recording, please send to:

Edward Bair
8728 Spring Lake Road
Klamath Falls, Oregon 97603

*Please also send tax statements
To above address

BARGAIN AND SALE DEED

This Bargain and Sale Deed, executed this 2nd day of February, 2017.

By Grantor, **Lori Baley, Successor Trustee of the Joseph and Mary Ellen Bair Revocable Living Trust dated October 16, 2014**, conveys to Grantees **Edward T. Bair**, an undivided ½ interest, and to **Anthony B. Bair**, an undivided ½ interest, as tenants in common, the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to Wit:

The Westerly 36 acres of the S ½ NW ¼, 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 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., inheritance. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND

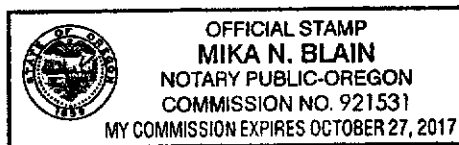
17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantor has executed this instrument this 2nd day of February, 2017.

Lori Baley
Lori Baley, Trustee

STATE OF OREGON)
County of Klamath) ss.

The above-mentioned person, Lori Baley, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 2nd day of February, 2017.



Mika N. Blain
Notary Public for Oregon
My Commission Expires: 10-27-17