

Returned at Counter

**Grantor's name and address:**

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

**Send Tax Statements to:**

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

**2017-001737**

**Klamath County, Oregon**



00199344201700017370020029

02/21/2017 09:04:24 AM

Fee: \$47.00

**BARGAIN AND SALE DEED**

I, Richard Fairclo, Trustee of the Ann S. Fairclo Trust dated May 19, 1995, Grantor, convey to Richard S. Fairclo and Susan Fairclo House, 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:

**See 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 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 27<sup>th</sup> day of February, 2016

  
Richard Fairclo, Trustee

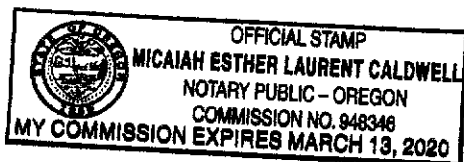
STATE OF OREGON County of Klamath ] ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2016 by Richard Fairclo, who stated he is the Trustee of the above named trust.



Notary Public for Oregon

My Commission expires: March 13, 2020



**Parcel 1:**

S  $\frac{1}{2}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , E  $\frac{1}{2}$  NW  $\frac{1}{4}$ , E  $\frac{1}{2}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 21; NW  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 28; all in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

- \* It is understood that Grantor may own less than full fee simple (owns undivided interests) in the following described Parcels 2 and 3. This deed transfers all right, title and interest that Grantor may have in real property located in Section 1, T40 South, R9 East of Willamette Meridian to Grantees. After this transfer Grantees may own undivided interests of 5/12 each of the following Parcels 2 and 3 and in said Section 1.

**Parcel 2:**

Parcel 1 of Land Partition 27-99, Klamath County, Oregon.

**Parcel 3:**

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 1, Twp. 40 So., Range 9 E.W.M., more particularly described as follows:

Commencing at the Northeast corner of Section 1 Twp. 40 So., Range 9 E.W.M.; thence N89°48'49"W, along the north boundary of Section 1 a distance of 815.50 feet; thence south 636.0 feet to the true point of beginning; thence south 351 feet; thence west 22 feet; thence north 280 feet; thence west, 172 feet; thence north 71 feet; thence east 194 feet to the true point of beginning.

Exhibit A  
Page 1 of 1