

2017-009264

Klamath County, Oregon



00208590201700092640040040

08/16/2017 02:14:56 PM

Fee: \$57.00

Until a change is requested,
all tax statements shall be sent to:
DEBRA BAIR
4126 ADELAIDE AVE. APT. B
KLAMATH FALLS, OR 97603

After recording return to:
DEBRA BAIR
4126 ADELAIDE AVE. APT. B
KLAMATH FALLS, OR 97603

STATUTORY BARGAIN AND SALE DEED

Paul Bair and Debra Lynn Bair, husband and wife, Grantors, hereby convey to Debra Lynn Bair, Grantee, the real property located in Klamath County, Oregon, legally described in attached Exhibit A, and attached Exhibit B, *db*

Subject to: All matters of record.

The true consideration for this conveyance is value pursuant to the Stipulated General Judgment of Dissolution of Marriage and Money Award filed in Klamath County Case No. 15-00030CV.

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, 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.

db
MERRILL O'SULLIVAN, LLP

ATTORNEYS AT LAW
805 SW INDUSTRIAL WAY, SUITE 5
BEND, OR 97702

Bargain and Sale Deed

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PARCEL 2:

A piece or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which point the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 208.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

AND the SE 1/4 of the NE 1/4 of Section 27, LESS AND EXCEPT that portion deeded to Madoc Northern Railway Company by Deed recorded September 19, 1918 in Book 36 at Page 173, Deed Records of Klamath County, Oregon, and the SW 1/4 of the NW 1/4 of Section 26, all in Township 39 South, Range 9 East of the Willamette Meridian, LESS portion conveyed to the City of Klamath Falls, Oregon for Airport purposes by Deeds recorded February 16, 1945 in Book 173, Page 315 and recorded February 14, 1955 in Book 272 at Page 291, all in Deed Records of Klamath County, Oregon.

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EXHIBIT A

PARCEL 1:

The SW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPT that portion deeded to the United States of America, July 20, 1912 in Book 37 at Page 462 for irrigation canal.

SAVE AND EXCEPT a piece or parcel of land situate in the SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin in the Westerly right of way line of the county road running along the Easterly boundary of the said SW 1/4 of the NE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, as the same is now located and constructed, which point is 30.0 feet, more or less, from the centerline of said county road right of way and from which the quarter section corner on the Easterly boundary of said Section 27, Township 39 South, Range 9 East of the Willamette Meridian bears South 59° 32 1/4' East 1584.3 feet distant, more or less; thence North 89° 50' West 208.7 feet; thence North 0° 10' East 208.7 feet; thence South 89° 50' East 108.7 feet to an iron pin; thence South 0° 10' West along said county road right of way line a distance of 208.7 feet, more or less, to the point of beginning.

EXHIBIT B

JB

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

DATED: 7-25-17, 2017

Paul Bair
PAUL BAIR

DATED: 7/20/2017, 2017

Debra Lynn Bair
DEBRA LYNN BAIR

STATE OF OREGON)

County of Klamath)

On July 25, 2017, personally appeared before me the above named Paul Bair and acknowledged the foregoing instrument to be his voluntary act.



Angela Kay Garcia
Notary Public for Oregon

STATE OF OREGON)

County of Klamath)

On July 21st, 2017, personally appeared before me the above named Debra Lynn Bair and acknowledged the foregoing instrument to be her voluntary act.



Tanaya Renae Young
Notary Public for Oregon