



THIS SPACE RESERVED FOR RECORDER'S USE

2017-009964
Klamath County, Oregon
09/05/2017 11:27:00 AM
Fee: \$47.00

Paul Bair and Debra Lynn Bair

4598 Cross Road
Klamath Falls, OR 97603

Grantor's Name and Address

Paul Bair

Grantee's Name and Address

After recording return to:

Paul Bair

Until a change is requested all tax statements
shall be sent to the following address:
Paul Bair

File No. 189779AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Paul Bair and Debra Lynn Bair,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Paul Bair,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

The following described real property situate in Klamath County, Oregon:

The SW1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon EXCEPT the portion thereof containing 4.606 (4.33 acres net) acres, more or less, situate in the Northwest corner and more particularly described as follows:

Commencing at a point in the center of the county road at the Northwest corner of the SW1/4 SW1/4 of said Section 2, and running thence Easterly along the North line of said quarter quarter section a distance of 493 feet; thence Southerly parallel with the center line of said county road a distance of 407 feet; thence Westerly parallel with the initial course of this description a distance of 493 feet; thence Northerly along the center line of said county road a distance of 407 feet to the point of beginning.

EXCEPT any portion thereof lying within the boundaries of Spring Lake Road.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Per Dissolution.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

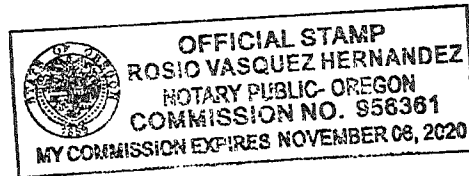
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 31st day of August, 2017, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Paul Bair
Paul Bair

Debra Lynn Bair
Debra Lynn Bair



State of Oregon } ss
County of Klamath }

On this 31st day of August, 2017, before me, Jennifer M Engelbrecht a Notary Public in and for said state, personally appeared Paul Bair and Debra Lynn Bair, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jennifer M Engelbrecht
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-8-2020

