

2018-004803

Klamath County, Oregon



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04/20/2018 02:16:05 PM

Fee: \$52.00

After recording, please return to  
and send tax statements to:

Anthony B. Bair

Jennifer Bair

9831 Spring Lake Road

Klamath Falls OR 97603

Bair Law LLC  
Returned at Counter

### **BARGAIN AND SALE DEED**

This Bargain and Sale Deed is executed on the 16<sup>th</sup> day of April 2018, by Grantor, **Anthony B. Bair**, who conveys to Grantees, **Anthony B. Bair and Jennifer Bair**, as husband and wife, his interest in the parcels of real property, and improvements and appurtenances thereon, in the County of Klamath, State of Oregon, more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein.

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., estate planning. ORS 93.030.

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

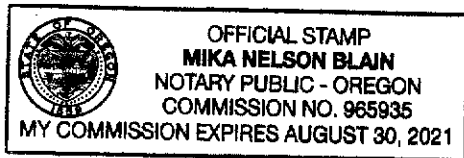
Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**IN WITNESS WHEREOF**, said Grantor has executed this instrument this 16<sup>th</sup> day of April 2018.

  
\_\_\_\_\_  
Anthony B. Bair

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 16, 2018, by Anthony B. Bair.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 8-30-21

Exhibit "A"

Beginning at a point on the Section line between Sections 35 and 36, Township 39 South, Range 9 E.W.M., 12 feet South of the Northwest corner of the Southwest quarter of said Section 36; thence in an Easterly direction and parallel to the North line of said SW $\frac{1}{4}$  of Section 36 to the Easterly line thereof; thence North to the Northeast corner of the said SW $\frac{1}{4}$ ; thence Easterly to the right of way limits of the U.S.R.S. South Branch Canal as located on the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 36; thence South 17° West 768 feet along said right of way; thence West 2887 feet to the line between Sections 35 and 36; thence North 722 feet to the place of beginning, containing 50 acres, more or less.

EXCEPTING a strip of land 40 feet wide parallel to and 30 feet East of said West line heretofore deeded to the United States for ditch purposes.