

Plain Law LLC
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2018-004805

Klamath County, Oregon

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

Anthony B. Bair
Jennifer Bair
9831 Spring Lake Road
Klamath Falls OR 97603



00220976201800048050030036

04/20/2018 02:16:33 PM

Fee: \$52.00

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed on the 16th 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.

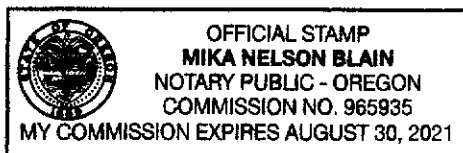
IN WITNESS WHEREOF, said Grantor has executed this instrument this 16th day of April 2018.



Anthony B. Bair

STATE OF OREGON, County of Klamath) ss.

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





Notary Public for Oregon
My Commission Expires: 8-30-2021

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

PARCEL 1: Tract 4 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING that portion deeded to the United States of America by deed recorded in Volume 105, page 607, Deed Records of Klamath County, Oregon.

PARCEL 2: That certain portion of Lot 5 of 400 Subdivision, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of Lot 4 in Subdivision 400 (according to the duly recorded plat thereof) thence South along the East line of Lot 5 of said subdivision a distance of 143 feet; thence West a distance of 825 feet (925 feet by deed), more or less, to the Northeast boundary of the Southern Pacific Railroad Company right of way; thence Northwesterly along the Southern Pacific Railroad Company right of way a distance of 148 feet, more or less, to a point being the Northwest corner of Lot 5 of said subdivision; thence East along the North line of said Lot 5 a distance of 935 feet to the place of beginning, SAVING AND EXCEPTING that portion recorded in Volume 105 on page 607, records of Klamath County, Oregon.