



THIS SPACE RESERVED FOR

2018-006770

Klamath County, Oregon

06/04/2018 02:32:00 PM

Fee: \$87.00

After recording return to:

Kyle P. Bair and Alycia Dalessi

12333 Spring Lake Road

Klamath Falls, OR 97603

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

Kyle P. Bair and Alycia Dalessi

12333 Spring Lake Road

Klamath Falls, OR 97603

File No. 233420AM

STATUTORY WARRANTY DEED

Larry Dean Bagley and Diane N. Bagley, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Kyle P. Bair and Alycia Dalessi, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of the SW1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point in the center of the County Road at the Northwest corner of the Southwest quarter of the Southwest quarter of 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.

LESS AND EXCEPT any portion in Spring Lake RD.

The true and actual consideration for this conveyance is \$300,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 1st day of June, 2018

Larry Dean Bagley
Larry Dean Bagley

Diane N. Bagley
Diane N. Bagley

State of Idaho } ss
County of Jerome

On this 1st day of June, 2018, before me, Sally Mapes a Notary Public in and for said state, personally appeared Larry Dean Bagley and Diane N. Bagley, 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.

Sally Mapes

Notary Public for the State of Idaho
Residing at: Address: 1604 N. Elm Street
Commission Expires: Jerome, Idaho 83338
Exp. Date: 2/22/2020

