

2018-008019
Klamath County, Oregon
07/03/2018 03:18:59 PM
Fee: \$97.00

Estate of David P. Fairclo, Susan E. House, Grant Knoll and
John Q. House

Grantor's Name and Address

Susan E. House and John Q. House
15555 HWY 140 East
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Susan E. House and John Q. House
15555 Hwy 140 East
Klamath Falls, OR 97603

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

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Patricia Fairclo, Personal Representative of the Estate of David Paul Fairclo, deceased pursuant to Probate
No. 15PB0056, Susan E. House who acquired title as Susan E. Fairclo, Grant Knoll, John Q. House and
Susan F. House,

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

John Q. House and Susan E. House, as tenants by the entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration paid 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 / 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.

Grantor.

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 29 day of JUNE, 2018, 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.

The Estate of David Paul Fairclo, deceased

By: Patricia L. Fairclo
Patricia Fairclo, Personal Representative

Grant Knoll

Susan F. House

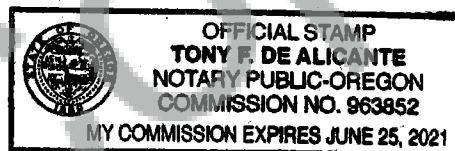
John Q. House

State of Oregon } ss
County of DESCHUTES }

On this 29 day of JUNE, 2018, before me, TONY F. DE ALICANTE a Notary Public in and for said state, personally appeared Patricia Fairclo, Personal Representative of the Estate of David Paul Fairclo 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.

Tony F. De Alicante
Notary Public for the State of Oregon
Residing at: BEND, OR
Commission Expires: JUNE 25, 2021



State of Oregon } ss
County of _____ }

On this _____ day of _____, 2018, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Susan F. House, John Q. House and Grant Knoll 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.

Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____

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 29 day of June, 2018, 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.

The Estate of David Paul Fairclo, deceased

By: Patricia Fairclo, Personal Representative

Grant M Knoll
Grant Knoll

Susan F. House
Susan F. House

John Q. House
John Q. House

State of Oregon } ss
County of Klamath

On this _____ day of _____, 2018, before me, _____ a Notary Public in and for said state, personally appeared Patricia Fairclo, Personal Representative of the Estate of David Paul Fairclo 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.

Notary Public for the State of Oregon
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Klamath

On this 29 day of June, 2018, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Susan F. House, John Q. House and Grant Knoll 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.

Heather Sciorba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec 17 2021

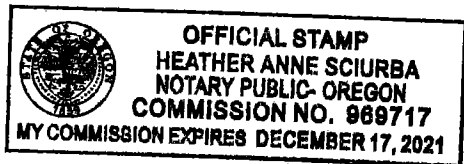


EXHIBIT 'A'

Parcel 3 of Unsurveyed Land Partition 19-17 being a replat of Parcel 3 of Major Land Partition 79-20 and property situated in the East 1/2 of Section 1 and the West 1/2 of Section 12 of Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon and recorded June 4, 2018 as Instrument No. 2018-006735, Klamath County Records.

Said parcel is further described as follows:

A parcel of land being Parcel 3 of Unsurveyed Land Partition 19-17, as recorded in the Klamath County Clerk's Office, situated in the SE1/4 SE1/4 of Section 11, the SW1/4 SW1/4 of Section 12 all in Township 39 South, Range 10 East, of the Willamette Meridian, being more particularly described as follows:

Beginning at the Section corner common to Sections 11, 12, 13 and 14, thence along the South line of Section 11, North 89°39'41" West, 280 feet more or less to the Easterly Right of Way line of the Oregon California and Eastern (O.C.&E.); thence Northerly, along said Easterly Right of Way line of the O.C.&E., 675 feet more or less; thence leaving said Easterly Right of Way line, South 89°41'19" East, 474 feet more or less, to the East line of said Section 11; thence along said East line, North 00°18'41" East, 343 feet more or less to the Easterly Right of Way line of the United States Bureau of Reclamation (USBR) "E" canal described in D.V. 38, Page 308 on file at the Klamath County Clerk's office; thence Northerly along said Easterly USBR Right of Way line, 396 feet more or less; thence leaving said Easterly USBR Right of Way line, North 57°55'50" East, 71 feet more or less; thence South 89°29'25" East, 142 feet more or less, to a point on the East line of said Section 11 that bears South 00°18'41" West, 1298.33 feet from the 1/4 corner common to Section 11 and 12; thence continuing South 89°29'25" East 633 feet, more or less, to the Westerly Right of Way line of Highway 140 Right of Way line; thence Southerly along said Westerly Highway Right of Way line, 1438 feet more or less to the South line of Section 12; thence leaving said Highway Right of Way line, along the South line of Section 12, South 87°42'26" West, 236 feet more or less, to the Point of Beginning.

Saving and Excepting the USBR "E" Canal Right of Way lying within the above described property.