

Grantor's name and address:

Richard Fairclo, Trustee
409 Pine Street #209
Klamath Falls, OR 97601

Send Tax Statements to:

Undivided #1:

Richard Fairclo
409 Pine Street #209
Klamath Falls, OR 97601

Undivided #2:

Susan Fairclo House
15555 Highway 140 East
Klamath Falls, OR 97603

Undivided #3:

Patricia Fairclo
20751 Amber Way
Bend OR 97701

2018-009680

Klamath County, Oregon

08/15/2018 12:16:01 PM

Fee: \$87.00

BARGAIN AND SALE DEED

I, Richard Fairclo, Trustee of the Paul H. Fairclo Trust Dated March 3, 2009, Grantor, convey to Richard S. Fairclo, Susan Fairclo House, and the Estate of David P. Fairclo, Grantees, each as to an undivided 1/3 interest as tenants in common, the following described real property located in Klamath County, Oregon, free of liens and encumbrances, except as specifically set forth herein:

See Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration, as distribution to beneficiaries of the Paul H. Fairclo Trust Dated March 3, 2009.

Statutory Provision:

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, AND 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 27th day of December 2016.


Richard Fairclo, Trustee

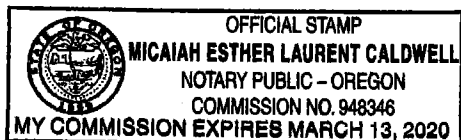
STATE OF OREGON County of Klamath] ss.

The foregoing instrument was acknowledged before me this 27 day of December, 2016 by Richard Fairclo, who stated he is the Trustee of the above named trust.

Micaiah E. L. Caldwell

Notary Public for Oregon

My Commission expires: March 13, 2020



870at

Exhibit "A"

PARCEL 1:

Unit No. B-4 of Harbor Isles Condominiums, Phase II, Tract 1284, situated in a portion of Lot 1 of Tract 1275 and a portion of Harbor Isles Condominiums, Phase 1, Tract 1238, being in the SW 1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and further described in that certain Declaration, recorded in Volume M83 page 21250 and supplemented in Volume M93 page 27937, Deed records of Klamath County, Oregon, appertaining to that real property situated in Klamath Falls, Oregon, and more completely described in said Declaration, which Declaration is incorporated herein by reference and made a part hereof as if fully set forth herein, together with an undivided interest in the general common elements as pertaining to said condominiums as set forth in said Declaration, and said Condominium Unit shall be used subject to the provisions, covenants, restrictions and limitations as set forth in said Declaration, including the plans and other exhibits which are a part thereof, and the Bylaws of Harbor Isles Condominium Owners' Association recorded simultaneously therewith.
