



THIS SPACE RESERVED FOR

2018-014203
Klamath County, Oregon
11/26/2018 10:59:01 AM
Fee: \$87.00

Nicolas R. Phair, Allison M. Phair Paul R. Stewart and
Suzanne J. Stewart

1115 Riverside Dr.

Klamath Falls, OR 97601

Grantor's Name and Address

Nicolas R. Phair and Allison M. Phair

1115 Riverside Drive

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Nicolas R. Phair and Allison M. Phair

1115 Riverside Drive

Klamath Falls, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

Nicolas R. Phair and Allison M. Phair

1115 Riverside Drive

Klamath Falls, OR 97601

File No. 257344AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Nicolas R. Phair and Allison M. Phair, and Paul R. Stewart and Suzanne J. Stewart, not as tenants in common but with rights of survivorship,**

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

Nicolas R. Phair and Allison M. Phair, 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:

A portion of land lying in the S 1/2 NE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the center quarter corner of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which corner is marked with an iron axle with gear attached and firmly set in the ground; thence North 685.67 feet and East 23.36 feet to an iron rod with metal cap (Surv, Kap) representing an angle point on the West boundary of this land being partitioned; thence South 42° 13' 19" East 50.04 feet to an iron pin; thence South 71° 37' 46" East 86.02 feet to an iron pin, being the true point of beginning of this description; thence South 36° 05' 30" East 145.00 feet to an iron pin; thence North 53° 54' 30" East 318.65 feet to an iron pin on the westerly right of way boundary of old U.S. Hwy. No. 97; thence along said boundary on the arc of a 4° curve to the left 145.14 feet (long chord bears North 38° 00' 35" West 145.08 feet) to an iron pin; thence South 53° 54' 30" West 313.80 feet to the true point of beginning.

Together with an easement for ingress and egress over and across an existing roadway 50 feet wide as shown on map of Major Land Partition No. 69-83 filed in the records of the Klamath County Clerk on May 1, 1984.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00.

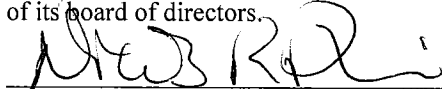
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

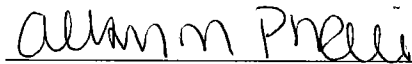
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

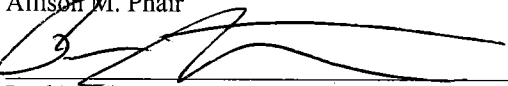
In Witness Whereof, the grantor has executed this instrument this 19 day of November, 2018; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



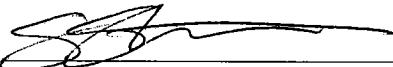
Nicolas R. Phair



Allison M. Phair




Paul R. Stewart

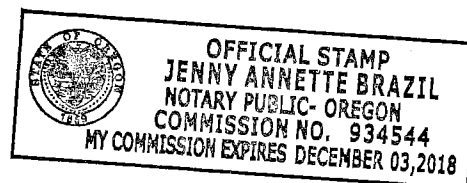


Suzanne J. Stewart

State of Oregon } ss
County of Klamath }


On this 19 day of November, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared Nicolas R. Phair and Allison M. Phair, 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: Klamath County
Commission Expires: 12/3/2018



State of Oregon } ss
County of Klamath }

On this 26th day of November, 2018, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Paul R. Stewart and Suzanne J. Stewart, 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: Klamath County
Commission Expires: 6/17/22

