

2019-007752

Klamath County, Oregon



00243442201900077520010010

Mika N. Blain  
729 Pacific Ter  
Klamath Falls, OR 97601

Grantor's Name and Address

Colt Bair  
\*\*\* Henley Road  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to:

Mika N. Blain  
729 Pacific Ter  
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Mika N. Blain  
729 Pacific Ter  
Klamath Falls, OR 97601

SPACE RE  
FOR  
RECORDER'S USE

07/10/2019 11:15:38 AM

Fee: \$82.00

BARGIAN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Mika N. Blain hereinafter called grantor, for the consideration hereinafter stated, conveys and warrants to Colt Bair, hereinafter called grantee, and unto grantee's heirs, successors and assigns, a 50% interest of the grantor's right, title and interest in that certain real property, as tenants in common, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, free of encumbrances except as specifically set forth herein, to-wit:

See Exhibit "A" which is made a part hereof by this reference.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record. Add exceptions, if any.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00.  
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 operations and to individuals.

Before signing or accepting this instrument, the person transferring fee title should inquire about the persons 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

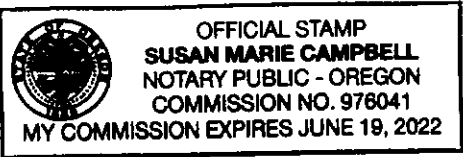
IN WITNESS WHEREOF, the grantor has executed this instrument on May 24, 2019; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Mika N. Blain  
Mika N. Blain, Grantor

This instrument was acknowledged before me on May 24, 2019, by Mika Blain

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on May 24, 2019  
by Mika N. Blain



Susan Marie Campbell  
Notary Public for Oregon  
My commission expires 6/19/2022