

Returned at Counter

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

Grantor's Name and Address

Colt Bair
6829 Henley Road
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

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

Until requested otherwise, send all tax statements to (Name, Address, Zip):

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

2019-007912
Klamath County, Oregon



SPACE RI
RECORDED
07/15/2019 01:44:00 PM

Fee: \$82.00

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENT that Mika N. Blain hereinafter called grantor, for the consideration hereinafter stated, does hereby convey unto Colt Bair, hereinafter called grantee, and unto grantee's heirs, successors and assigns, an undivided one-half interest, as tenants in common, of the grantor's right, title and interest in that certain real property, 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 for the herein, to-wit:

Lot 2, Block 1, Bryant Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Said parcel is also described as Klamath County Tax Assessor's Account No. R-3909-003AA-00700 and Account R524720 and M49110, Map No. M-118985, and more commonly referred to as 4022 Shasta Way, Klamath Falls, Oregon 97603.

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

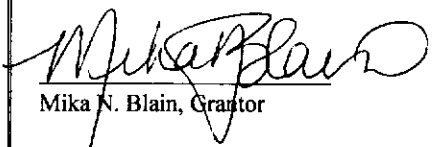
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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 July 15, 2019.


Mika N. Blain, Grantor

This instrument was acknowledged before me on July 15, 2019, by Mika N. Blain acknowledged said instrument to be the free act and deed of said individual.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on July 15, 2019

by Mika N. Blain
Susan Marie Campbell
Notary Public for Oregon
My commission expires 6/19/2022

