



THIS SPACE RESERVED FO

2020-009018
Klamath County, Oregon
07/23/2020 01:45:54 PM
Fee: \$87.00

Paul Bair
17011 Cheyne Rd.
Klamath Falls OR 97603
Grantor's Name and Address

Paul Bair and Juanita L. Bair
17011 Cheyne Rd.
Klamath Falls OR 97603
Grantee's Name and Address

After recording return to:
Paul Bair
17011 Cheyne Rd.
Klamath Falls OR 97603

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

File No. 370914AM – Hwy 39

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Paul Bair,

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

Paul Bair and Juanita L. Bair, 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:

PARCEL 1:

Beginning at the Southwest corner of the NW1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian; thence North along West line of Section, 20 rods; thence East parallel with North line of Section 128 rods; thence North parallel with West line of section to low water mark on West Bank of Lost River; thence Southeasterly along said low water line to the East-West center line of said Section 7; thence West along said center line to the place of beginning, being a portion of the S1/2 of NW1/4, portion of Lot 1, and all of Lot 2, in Section 7, Township 40 South, Range 10 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point 20 rods North of Southwest corner of NW1/4 of Section 7, Township 40 South, Range 10 East, Willamette Meridian, thence North along West line of said Section, 16 feet; thence East and parallel to the North line of said Section 660 feet; thence South parallel with West line of said Section, 16 feet; thence West 660 feet, more or less to the point of beginning.

EXCEPTING from Parcels 1 and 2 that parcel deeded to the State Highway Commission by Buford M. Kaylor and Pauline M. Kaylor, husband and wife by Deed Volume 231 page 449 for road and ditch purposes. ALSO EXCEPTING from Parcels 1 and 2 that Parcel deeded to the United States of America by Edward G. Ream, et ux in Volume 24 page 149, Deed Records of Klamath County, Oregon.

AND FURTHER EXCEPTING any portion of Parcels 1 and 2 lying within the boundaries of Klamath Falls-Malin Highway.

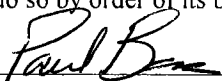
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

87.

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 16 day of June 2020, 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.

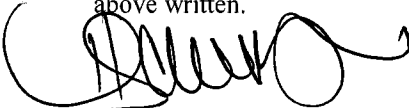


Paul Bair

State of Oregon } ss
County of Klamath }

On this 16 day of June, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Paul Bair, 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 Falls OR
Commission Expires: 12/17/2021

