

2021-006399

Klamath County, Oregon



00278690202100063990020029

04/23/2021 11:31:32 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:
Mika N. Blain – Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Anthony B. Bair
9831 Spring Lake Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Lori Baley, Successor Trustee of the Joseph Bair and Mary Ellen Bair Revocable Living Trust U.A.D. 10-16-14, Grantor, conveys unto Anthony B. Bair, Grantee, the Trust's interest in the following-described parcel of real property situate in Klamath County, Oregon:

The North half of the Northwest Quarter, Section 36, Township 39 South, Range 9 East of the Willamette Meridian.

Except that portion described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 36, thence North 00°05'19" West 33.89 feet along the West line of the Northwest Quarter of the Northwest Quarter of said Section 36 to the true point of beginning of the tract herein described; thence North 89°04'31" East 210.00 feet; thence North 00°05'19" West parallel to the West line of the Northwest Quarter of the Northwest Quarter of said Section 36 a distance of 210.00 feet;

Thence South 89°04'31" West 210.00 feet to the West line of the Northwest Quarter of the Northwest Quarter of said Section 36; thence South 00°05'19" East along the West line of the Northwest Quarter of the Northwest Quarter of said Section 36, a distance of 210.00 feet to the true point of beginning.

Saving and Excepting that portion conveyed to the United States of America for the Lost River Diversion Channel, recorded December 1, 1910 in Volume 30 Page 440 of Deed Records of Klamath County, Oregon.

Further Excepting therefrom any portion lying within the County roads or laterals.

Klamath County Assessor Map Tax Lot No. R-3909-03600-00200-000 and Tax Parcel No. R587804.

The true and actual consideration paid for this transfer is \$175,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

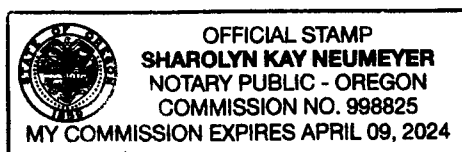
Dated this 9th day of April 2021.

Joseph Bair and Mary Ellen Bair
Revocable Living Trust, U.A.D.
10-16-14

By: Lori Baley
Lori Baley, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 9th day of April 2020, by Lori Baley, in her capacity as Successor Trustee of the Joseph Bair and Mary Ellen Bair Revocable Living Trust, U.A.D. 10-16-14.



Sharolyn Kay Neumeyer
Notary Public for Oregon
My Commission Expires: April 9, 2024