

2021-006503

Klamath County, Oregon



00278817202100065030040048

04/26/2021 01:51:10 PM

Fee: \$97.00

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

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

RERECORDING CERTIFICATE

**RERECORDED AT THE REQUEST OF KLAMATH COUNTY CLERK TO
CORRECT THE LEGAL DESCRIPTION. PREVIOUSLY RECORDED ON APRIL 12,
2021 AS DOCUMENT NO. 2021-005458 IN THE OFFICIAL RECORDS OF THE CLERK
OF KLAMATH COUNTY, OREGON.**

NAME OF INSTRUMENT TO BE RERECORDED:

Bargain and Sale Deed

GRANTOR:

Richard A. Molatore
827 W. 8th Street
Medford, OR 97501

GRANTEE:

Anthony B. Bair and Jennifer Bair
9831 Spring Lake Road
Klamath Falls, OR 97603

The consideration is \$122,614.00. (ORS 93.030)

2021-005458

Klamath County, Oregon



00277685202100054580020023

04/12/2021 12:40:50 PM

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 and Jennifer Bair
9831 Spring Lake Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Richard A. Molatore, Grantor, conveys unto Anthony B. Bair and Jennifer Bair, husband and wife, Grantees, his interest in the parcels of real property situate in Klamath County, Oregon more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

Klamath County Assessor Map Tax Lot No. R-3909-03400-00900-000 and Tax Parcel No. R586949 and more commonly referred to as 9831 Spring Lake Road, Klamath Falls, Oregon 97601, and

Klamath County Assessor Map Tax Lot No. R-3909-03400-01000-000 and Tax Parcel No. R587225

The true and actual consideration paid for this transfer is \$122,614.00.

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.

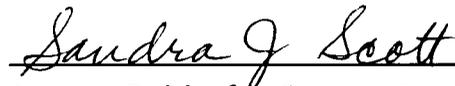
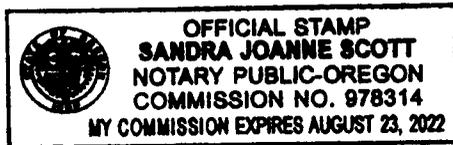
Dated this 7 day of April 2021.



Richard A Molatore

STATE OF OREGON (County of Klamath) ss.

This instrument was acknowledged before me on the 7 day of April 2021, by Richard A. Molatore.



Notary Public for Oregon My

Commission Expires: 8-23-2022

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of the SE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence South along the Section line 22.50 chains; thence Westerly at right angles with said Section line 20 chains; thence Northerly and parallel with the Section line a fore said 22.50 chains, and thence Easterly 20 chains to the point of beginning, being the SE1/4 NE1/4 and five acres off the North end of the NE1/4 SE1/4 of said Section 34, Township 39 South, Range 9 East, Willamette Meridian, SAVING AND EXCEPTING a ditch right of way over said property deed to R.P. Breitenstein, by deed recorded in Book 55, at page 435, Deed Records of Klamath County, Oregon.

ALSO all that portion of the NE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon described as follows:

Beginning at a point in the East line of said Section 34, 1725 feet North of the Southeast corner of said Section; thence North 88° West 1006.4 feet; thence through the arc of a 40° curve right 66.5 feet to a point bearing North 74° 42' West 66.5 feet; thence North 61° 23' West 202.5 feet; thence through the arc of a 40° curve right 143.8 feet to a point bearing North 32° 38' West 140.6 feet; thence North 3° 53' West 72.4 feet to a point in the West line of said NE1/4 SE1/4 of said Section from which the quarter corner common to Sections 34 and 35, said Township and Range, bears North 66° 28' East 1449 feet; thence North along the West line of said NE1/4 SE1/4 of said Section 34, 400 feet, more or less, to a point 165 feet South of the Northwest corner of said NE1/4 SE1/4 of said Section 34, thence East parallel with the North line of said NE1/4 SE1/4 of said Section 34, 1320 feet, more or less, to the East line of said NE1/4 SE1/4 of said Section 34; thence South 750 feet, more or less, to the point of beginning.

LESS AND EXCEPTING ½ of the County road along the West side of the herein described tract, ½ of the right of way of the U.S.R.S C-4 canal, and a strip of land one rod wide off the East side of the herein described tract heretofore deeded to the Klamath Irrigation District.