



THIS SPACE RESERVED FOR

2021-015981  
Klamath County, Oregon  
10/22/2021 01:57:01 PM  
Fee: \$87.00

After recording return to:

Edward T. Bair and Virginia L. Bair

8728 Spring Lake Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Edward T. Bair and Virginia L. Bair

8728 Spring Lake Rd.

Klamath Falls, OR 97603

File No. 496970AM

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### STATUTORY WARRANTY DEED

**Tara Bair,**

Grantor(s), hereby convey and warrant to

**Edward T. Bair and Virginia L. Bair, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A portion of the S1/2 NE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Commencing at the Northwest corner of the NE1/4 NE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence South along the West boundary of the NE1/4 of the NE1/4, 1164.70 feet to the true point of beginning, thence South, 130 feet, more or less, to a point 23.00 feet North of the Southwest corner of the NE1/4 NE1/4 of said Section, thence East, parallel to the South boundary of the NE1/4 NE1/4 770.2 feet, thence North 130.00 feet, thence West 700.2 feet to the true point of beginning.**

**Excepting therefrom, that part of the above described tract lying within the Spring Lake County Road.**

The true and actual consideration for this conveyance is \$135,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

Dated this 22nd day of Oct, 2021.

Tara Bair  
Tara Bair

State of Oregon } ss  
County of Klamath }

On this 22nd day of October, 2021, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared **Tara 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 7-29-25

