



2022-007980

Klamath County, Oregon

06/29/2022 11:55:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard T. Bair and Mililani Bair

2345 NW Greenwood Ave.

Redmond, OR 97756

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

Richard T. Bair and Mililani Bair

2345 NW Greenwood Ave.

Redmond, OR 97756

File No. 549383AM

STATUTORY WARRANTY DEED

Douglas Randall Burnsworth as trustee and Debra Laurel Burnsworth as trustee, Co-Trustees of the Douglas R. Burnsworth and Debra L. Burnsworth Revocable Living Trust under agreement dated March 23, 2015,

Grantor(s), hereby convey and warrant to

Richard T. Bair and Mililani 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:

Lot 1, Block 4, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4 of said IRISH BEND.

The true and actual consideration for this conveyance is \$245,000.00.

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 15 day of June, 2022

Douglas R. Burnsworth and Debra L. Burnsworth Revocable Living Trust

By: Douglas Randall Burnsworth
Douglas Randall Burnsworth, Co-Trustee

By: Debra Laurel Burnsworth
Debra Laurel Burnsworth, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of June, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Douglas Randall Burnsworth and Debra Laurel Burnsworth known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-trustees of the The Douglas R. Burnsworth and Debra L. Burnsworth Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 11/19/2022

