



2022-014538

Klamath County, Oregon

12/27/2022 09:26:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tanner Dean Lee and Cora Lain McVey Lee

68 Pine St

Klamath Falls, OR 97601

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

Tanner Dean Lee and Cora Lain McVey Lee

68 Pine St

Klamath Falls, OR 97601

File No. 572066AM

STATUTORY WARRANTY DEED

Richard T. Bair and Mililani Bair, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Tanner Dean Lee and Cora Lain McVey Lee, 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:

The South half of the following described property:

A parcel of land lying in the N1/2 of the N1/2 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point that is South 653.8 feet from the quarter section corner between Sections 30 and 31; thence continuing South along the center section line of said Section 31, 326.9 feet; thence Westerly to a point on the East line of State Highway No. 422, which is 990.30 feet South of the North line of said Section; thence Northwesterly along the East line of said highway 330.10 feet to a point; thence Easterly to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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:

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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 19 day of December, 2022

Richard T. Bair
Richard T. Bair

Mililani Bair
Mililani Bair

State of Oregon } ss
County of Klamath }

On this 19 day of December, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Richard T. Bair and Mililani 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/11/2023

