



2024-008169
Klamath County, Oregon
09/18/2024 09:20:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Don Potesta and Laurie Potesta, Trustees of the
Don and Laurie Potesta Revocable Living Trust
dated January 25, 2021

1956 Blue Pool Way

Chiloquin, OR 97624

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

Don Potesta and Laurie Potesta, Trustees of the
Don and Laurie Potesta Revocable Living Trust
dated January 25, 2021

1956 Blue Pool Way

Chiloquin, OR 97624

File No. 644417AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Don Potesta and Laurie Potesta, Trustees of the Don and Laurie Potesta Revocable Living Trust
dated January 25, 2021,**

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 \$254,500.00.

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:

Real property taxes due, if any, but not yet payable

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.

11/8/24
Dated: September 8, 2024

Richard T. Bair

Richard T. Bair

Mililani Bair

Mililani Bair

State of Oregon } ss
County of Klamath }

On this 11th day of September, 2024, before me, Jenny Brazil, 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.

926
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

