

2025-004854

Klamath County, Oregon

06/23/2025 03:10:01 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Ian T. Richardson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

OREGON STATUTORY WARRANTY DEED

Edward T. Bair and Virginia L. Bair, husband and wife, Grantor, conveys and warrants to Edward Thomas Bair and Virginia Lee Bair, Co-Trustees of the Edward and Virginia Bair Joint Revocable Trust UAD June 23, 2025, Grantee, the real property described below, free of encumbrances except as specifically set forth herein:

The NW1/4 SE1/4 and the NE1/4 SW1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTION THOSE portions used for County Road purposes.

Subject to and excepting: easements, reservations and restrictions of record.

The true consideration for this conveyance is other property or value.

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


Edward and Virginia, Trustees
8728 Spring Lake Rd.
Klamath Falls, Oregon 97603

Tax Account Number: 58479

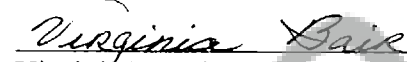
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: June 23, 2025



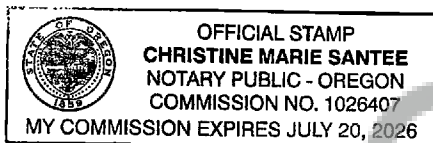
Edward T. Bair




Virginia L. Bair

STATE OF OREGON
County of Lane

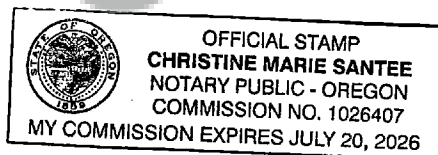
On this 23rd day of June, 2025, personally appeared the above named Edward T. Bair and acknowledged the foregoing instrument to be his voluntary act and deed.





Notary Public for Oregon

STATE OF OREGON
County of Lane

On this 23rd day of June, 2025, personally appeared the above named Virginia L. Bair and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon