



00350121202500106910020025

After recording, please return to:

Mika N. Bair
Bair Law, LLC
628 Main Street
Klamath Falls OR 97601

12/01/2025 03:14:54 PM

Fee: \$92.00

Send tax statements to:

Edward Thomas Bair, Trustee
Virginia Lee Bair, Trustee
8728 Spring Lake Road
Klamath Falls OR 97603

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 6th day of October 2025, by Edward Thomas Bair and Virginia Lee Bair, husband and wife, Grantors, who convey to Edward Thomas Bair and Virginia Lee Bair, as Co-Trustees of the Edward and Virginia Bair Joint Revocable Trust UAD June 23, 2025, including all amendments thereto, and their successor Trustees, Grantees, the parcels of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

Parcel 1: The NE $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. LESS AND EXCEPT that portion lying Northeast of the Modoc Northern Railway, and the portions deeded to the United States of America in Deed Volume 35, Page 457, dated January 1, 1912, for the Lost River Diversion Channel.

Klamath County Tax Account No. R587617 and Map No. 3909-03500-02000

Parcel 2: The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. LESS AND EXCEPT the Westerly 36 acres of the SW $\frac{1}{4}$ NW $\frac{1}{4}$, and that portion in Deed Volume M-85, Page 7700.

Klamath County Tax Account No. R587396 and Map No. 3909-03500-00500

Parcel 3: Tract 13, 400 SUBDIVISION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Klamath County Tax Account No. R587369 and Map No. 3909-03500-00300

The true and actual consideration for this transfer, stated in dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised that is the whole consideration i.e., estate planning. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, said Grantors have executed this instrument this 6 ^{OTL} day of October 2025.

November
Edward T. Bair
Edward Thomas Bair

Virginia L. Bair
Virginia Lee Bair

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 6 2025, by Edward Thomas Bair and Virginia Lee Bair.



Stephanie K.
Notary Public for Oregon
My Commission Expires: 3/15/27