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12/01/2025 03:15:50 PM

Fee: \$92.00

After recording, please return to:
 Mikay N. Bair
 Bair Law, LLC
 628 Main Street
 Klamath Falls OR 97601

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 27th day of October 2025, by Edward T. Bair, Grantor, who conveys 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, Grantor's undivided $\frac{1}{2}$ interest as a tenant in common in the parcel of real property, and the improvements and appurtenances thereon, in Klamath County, Oregon, more particularly described as follows:

The Westerly 36 acres of the S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
 Subject to contract and/or lien for irrigation and/or drainage, easements, and rights of way of record and those apparent on the land.

Klamath County Tax Account No. R587387 and Map No. 3909-03500-00400

More commonly referred to as 9743 Spring Lake Road, Klamath Falls, Oregon.

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 day of October 2025.
November


Edward T. Bair

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 6, 2025, by Edward T. Bair.


Stephanie Kollenborn

Notary Public for Oregon
My Commission Expires: 3/15/2027

