

2009-000690

Klamath County, Oregon



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01/21/2009 10:42:01 AM

Fee: \$36.00

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Mark F. Bradbury and Maria T. Bradbury, husband and wife

**Grantor's Mailing Address:** 11629 Merganser Road, Klamath Falls, Oregon 97601

**Grantee:** Maria T. Bradbury, Trustee of the Maria T. Bradbury Revocable Trust u/a/d February 21, 2002

**Grantees Mailing Address:** 11629 Merganser Road, Klamath Falls, Oregon 97601

**Type of Document to be Recorded:** QUITCLAIM DEED

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Deed: Recorded 12/12/2002, Book m02, Page 72486  
Doc. No. \_\_\_\_\_

**Until a change is requested, all Tax Statements shall be sent to the following address:**

Mark and Maria Bradbury  
11629 Merganser Road  
Klamath Falls, Oregon 97601

Recording Requested by &  
When Recorded Return To:  
US Recordings, Inc.  
2925 Country Drive  
St. Paul, MN 55117

75769454-3  
**Prepared By:**  
Maria T. Bradbury  
11629 Merganser Road  
Klamath Falls, Oregon 97601

C 3042473

**QUITCLAIM DEED<sup>4</sup>**  
TITLE OF DOCUMENT

23048902

**Mark F. Bradbury and Maria T. Bradbury, husband and wife**, Grantor, releases and quitclaims to **Maria T. Bradbury, Trustee of the Maria T. Bradbury Revocable Trust u/a/d February 21, 2002**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 100 OF RUNNING Y RESORT PHASE 2 PLAT, RECORDED NOVEMBER 25, 1996, IN KLAMATH COUNTY, OREGON.

Tax Account No.: **881387**

Prior Recorded Document Reference: **Deed**: Recorded 12/12/02; Book 1002, Page 72486  
Doc. No. \_\_\_\_\_

Subject To:   1. Taxes for the Current fiscal year, paid current  
                  2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements  
                      now of Record, if any

**The true consideration for this conveyance is:** OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 30th day of DEC, 2008. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Mark F. Bradbury  
Mark F. Bradbury

Maria T. Bradbury  
Maria T. Bradbury

STATE OF OREGON  
COUNTY OF KLAMATH <sup>SS</sup>

This instrument was acknowledged before me this 30th day of DEC, 2008, by **Mark F. Bradbury and Maria T. Bradbury.**

NOTARY STAMP/SEAL:



Subscribed and sworn to before Me: Jo Ann R. Siebecke  
NOTARY PUBLIC - STATE OF OREGON  
My Commission Expires: 07 06 2009

## CERTIFICATION OF TRUST

I/We Maria T. Bradbury, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust

1. Name of trust: The Maria T. Bradbury Revocable Trust  
is currently in existence and was created on February 21, 2002
2. The trust was established by: Maria T. Bradbury
3. The current trustee(s) of the trust is/are: Maria T. Bradbury
4. The power(s) granted to the trustee(s) include:  
(A) The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No  
(B) The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. ☒ Yes ☐ No.
5. The trust is (A) Revocable ☒ or (B) Irrevocable ☐ and is revocable by the following party(ies) Maria T. Bradbury
6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction Maria T. Bradbury
7. The trust identification number is as follows (Last Four Digits of SS#, etc.) 7683
8. Title to trust assets shall be taken in the following fashion: Quitclaim Deed

Maria T. Bradbury  
Maria T. Bradbury

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Dated:

12-30-08

STATE OF OREGON )  
 ) ss.  
COUNTY OF CLATSOP )

On 12/30/08, before me personally appeared Maria T. Bradbury, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Jo Ann R. Siebecke

County,  
My commission expires 07-06-2009



\*U00429996\*

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