

UTC 84744-SH

THIS SPACE RESERVED FOR RECORDER'S USE

RALPH S. GOOGOOIAN

LINDA GOOGOOIAN

JON F. WILDBERGER

TAMMY A. WILDBERGER

Grantor's Name and Address

RALPH S. GOOGOOIAN

4526 MOUNTAIN GATE DRIVE

ROCKLIN, CA 95765

Grantee's Name and Address

After recording return to:

RALPH S. GOOGOOIAN

4526 MOUNTAIN GATE DRIVE

ROCKLIN, CA 95765

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

RALPH S. GOOGOOIAN

4526 MOUNTAIN GATE DRIVE

ROCKLIN, CA 95765

Escrow No. MT84744-SH  
BSD

2009-006180

Klamath County, Oregon



00065393200900061800040044

05/05/2009 11:43:13 AM

Fee: \$36.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **RALPH S. GOOGOOIAN and LINDA GOOGOOIAN**, as tenants by the entirety, AS TO AN UNDIVIDED 1/2 INTEREST and **JON F. WILDBERGER and TAMMY A. WILDBERGER**, as tenants by the entirety, AS TO AN UNDIVIDED 1/2 INTEREST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RALPH S. GOOGOOIAN and LINDA GOOGOOIAN**, as tenants by the entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 1251, Tract 1446, RUNNING Y RESORT PHASE 6, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

36amt

In Witness Whereof, the grantor has executed this instrument this 1<sup>st</sup> day of May, 2009; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Ralph S. Googooian  
RALPH S. GOOGOOIAN

Linda Googooian  
LINDA GOOGOOIAN

State of CA  
County of Placer

This instrument was acknowledged before me on May 1, 2009 by RALPH S. GOOGOOIAN, LINDA GOOGOOIAN.

" see Attached CA All-purpose "  
(Notary Public)

My commission expires Oct. 23, 2011

Jon F. Wildberger  
JON F. WILDBERGER

Tammy A. Wildberger  
TAMMY A. WILDBERGER

State of CA  
County of Placer

This instrument was acknowledged before me on May 1, 2009 by JON F. WILDBERGER and TAMMY A. WILDBERGER.

" see Attached CA All-purpose "  
(Notary Public)

My commission expires Oct. 23, 2011

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

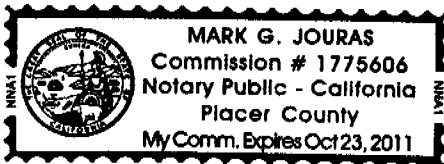
County of Placer

On May 1, 2009 before me, Mark G. Jouras  
Date Here Insert Name and Title of the Officer

personally appeared \_\_\_\_\_  
Name(s) of Signer(s)

Ralph S Googooian AND Linda Googooian

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Bargain and Sale Deed

Document Date: May 1, 2009 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

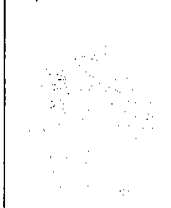
### Capacity(ies) Claimed by Signer(s)

Signer's Name: Ralph S Googooian

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

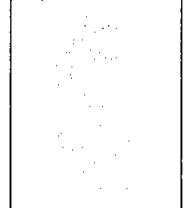


Signer's Name: Linda Googooian

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

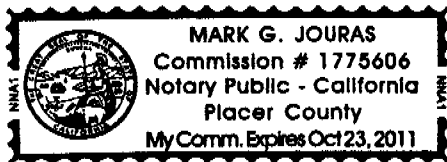
On May 1, 2009 before me, Mark G. Jouras, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared

Name(s) of Signer(s)

Jon F. Wildberger and Tammy A. Wildberger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



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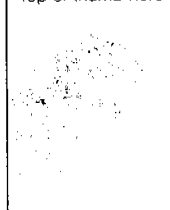
### Capacity(ies) Claimed by Signer(s)

Signer's Name: Jon F. Wildberger

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



Signer's Name: Tammy A. Wildberger

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
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