

2009-014186

Klamath County, Oregon



00074923200900141860020028

11/03/2009 02:35:00 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

EDSON C. MORENO and
SANDRA L. MORENO
2499 Hereford Road
Thousand Oaks, CA 91361

GRANTEE'S NAME AND ADDRESS:

EDSON C. MORENO and
SANDRA L. MORENO, Trustees
2499 Hereford Road
Thousand Oaks, CA 91361

AFTER RECORDING RETURN TO :

A. J. GHIRARDELLI
Attorney at Law
251 S. Lake Avenue, Suite 930
Pasadena, CA 91101

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

EDSON C. MORENO and
SANDRA L. MORENO, Trustees
2499 Hereford Road
Thousand Oaks, CA 91361

BARGAIN AND SALE DEED – STATUTORY FORM

EDSON C. MORENO and SANDRA L. MORENO, husband and wife, as grantors, convey to EDSON C. MORENO and SANDRA L. MORENO, as TRUSTEES of the EDSON AND SANDRA MORENO TRUST, as grantee, the following described real property, situated in Klamath County, Oregon:

Lot 817 of Running Y Resort Phase 10, recorded September 26, 2001 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 1 of View Point Homesites to The Running Y Ranch Resort recorded October 1, 2001, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

The true and actual consideration stated in terms of dollars is \$ None. This is a conveyance to a revocable trust.

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.

