2009-014186 Klamath County, Oregon



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.

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 VERITY 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.

Dated this 29 day of October, 2009

GRANTORS:

DSON C MORENO

SANDRA L. MORENO

STATE OF CALIFORNIA

ss (

COUNTY OF LOS ANGELES

On this day of October, 2009, before me, ALBERT J. GHIRARDELLI a notary public in and for said county and state, personally appeared EDSON C. MORENO and SANDRA L. MORENO, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Notary Public in and for said county and state My Commission Expires August 17, 2010

ALBERT J. GHRARDELLI Commission # 1682405 Notary Public - California Los Angieles County My Comm. Expires Aug 17, 2010