

2010-001759

Klamath County, Oregon



00079394201000017590030030

02/02/2010 11:01:53 AM

Fee: \$47.00

After recording, return to:
Helen Rives Pruitt
Meyer & Wyse LLP
621 SW Morrison Ste. 1300
Portland, OR 97205

*Until a change is requested,
all tax statements shall be sent to:*
Diana L. S. Rudolph
1060 Riker Street, Apt. 17
Salinas, CA 93901

BARGAIN AND SALE DEED

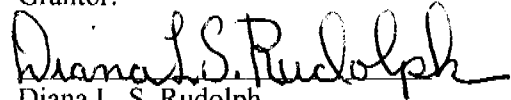
DIANA L. S. RUDOLPH, CLAIMING SUCCESSOR TO THE SMALL ESTATE OF
BERTRAM FREDERICK RUDOLPH, JR., Multnomah County, Oregon, Circuit Court Case No.
0912-91841, Grantor, conveys to DIANA L. S. RUDOLPH, TRUSTEE OF THE BERTRAM F.
RUDOLPH JR. AND DIANA L. S. RUDOLPH 1998 FAMILY TRUST, Grantee, all of Bertram
Frederick Rudolph Jr's interest in real property herein situated in Klamath County, Oregon, including but
not limited to the following-described property:

See the attached Exhibit A, incorporated herein by this reference.

The true and actual consideration for this conveyance is \$0. This conveyance is given to
distribute the estate of the decedent under the terms of his Will.

Dated : 1/22, 2010.

Grantor:



Diana L. S. Rudolph

Claiming Successor, Small Estate of
Bertram Frederick Rudolph, Jr.

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.

STATE OF CALIFORNIA, County of _____) ss.

Personally appeared the above-named Diana L. S. Rudolph and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me: _____, 2010.

(SEAL)

See attached

Notary Public for California

My commission expires:

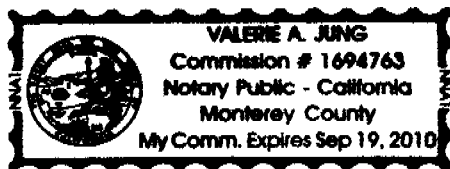
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Monterey

On January 22, 2010 before me, Valerie A. Jung, Notary Public

personally appeared Diana L.S. Rudolph



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

Valerie A. Jung

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ 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: _____

- ☐ 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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EXHIBIT A

| | Tax Account No. | Map Tax Lot No. | Description |
|-----------------|--------------------|------------------------|---|
| Parcel 1 | R102463 | R-4110-016C0-00400-000 | N2 Vac. Alley, Lot 11, Block 100, Code 18 4110 16C 400 |
| Parcel 2 | R182368 | R-3313-03200-03100-000 | W2 Lot 11D Block 5 Sycan Unit Klamath Falls Forest Estates Code 8 3313-3200 Tax Lot 4801 |
| Parcel 3 | R198538 | R-3407-034CA-01900-U04 | Lot 34 undivided interest 1/10 spinks addition to Chiloquin R3407 34CA 1900 OU1 |
| Parcel 4 | R334123 | R-3610-014BD-04300-000 | Lots 13 and 14, Block 18, Sprague River 1 st R 3610 14BD 4300 |
| Parcel 5 | R702216 | R-3714-003AA-02600-000 | Beginning at a point which is South 23° 17' West Twenty (20) feet from the southwest corner of Lot Three (3), Block Four (4), Bly, Klamath County, Oregon, according to the duly recorded plat of said townsite: thence South 23° 17' West one Hundred (100) feet, thence South 66° 43' East Fifty (50) feet, thence North 23° 17' East One Hundred (100) feet, more or less, to southerly line of alley in said Block Four (4), Bly; thence along the southerly line to said alley North 66° 43' West Fifty (50) feet, more or less to the point of beginning, being a parcel of land Fifty (50) feet by One Hundred (100) feet situate in the Lot One (1) of Section Three (3), Township Thirty-seven (37) South, Range 14 East, Willamette Meridian. |
| Parcel 6 | R785387 | R-3809-021CC-00200-000 | Lot 9 Bl 1 Mt. View Code 1 3220 Tax Lot 2 |
| Parcel 7 | R155735 | R-2409-031BB-00100-000 | Section 31, Township 24, Range 9.0 Portion N2NW4, Code 103, 2409-3122-200 |
| Parcel 8 | R331171 | R-3610-014AC-00500-000 | SW1/4 NE1/4 Sec 14 Twp 36S Rge 10 Por Lt 10 Code 8 3610-1413 Tax Lot 700 |