

MARTIN E. RUDDOCK and IRENE E.
RUDDOCK GRANTORS

TO:

MARTIN E. RUDDOCK AND IRENE E. RUDDOCK,
TRUSTEES, OR SUCCESSOR IN TRUST, UNDER
THE MARTIN & IRENE RUDDOCK REVOCABLE
LIVING TRUST DATED NOVEMBER 30, 2009,
INCLUDING ANY AMENDMENTS THERETO
GRANTEE

2010-001979

Klamath County, Oregon



02/08/2010 09:52:11 AM

Fee: \$42.00

After recording, return to:

Gerald E. Montgomery

9020 SW Washington Square Rd, Suite 140

Portland, Oregon 97223

Until a change is requested, all

tax statements shall be sent to

the following address:

No Change.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, MARTIN E. RUDDOCK and IRENE E. RUDDOCK, hereinafter called the **Grantors**, for the consideration hereinafter stated, to grantor paid by MARTIN E. RUDDOCK AND IRENE E. RUDDOCK, TRUSTEES, OR SUCCESSOR IN TRUST, UNDER THE MARTIN & IRENE RUDDOCK REVOCABLE LIVING TRUST DATED NOVEMBER 30, 2009, INCLUDING ANY AMENDMENTS THERETO, hereinafter called the **Grantee**, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto for legal description.

Subject to easements and restrictions of record.

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

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except as described above and that grantors will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ NONE. *THIS CONVEYANCE IS FOR ESTATE PLANNING PURPOSES ONLY.

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

In Witness Whereof, the grantor has executed this instrument this 25 day of January, 2010.

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Martin E. Ruddock
Martin E. Ruddock

Irene E. Ruddock
Irene E. Ruddock

STATE OF OREGON, County of Klamath)

ss.

Personally appeared before me Martin E. Ruddock and Irene E. Ruddock, the above-named, and acknowledged the foregoing instrument to be their voluntary act and deed this 25 day of January, 2010.

Before Me: Brenda Miller
Notary Public for Oregon



EXHIBIT A

LAND DESCRIPTION

Tract 1: A portion of the NE 1/4 of NW 1/4 of Sec. 9, Twp. 39S., R. 10 E.W.M., lying North of the County Road (Pine Grove Road) and being more particularly described as follows: Beginning at a point on the section line from which the quarter section corner common to Secs. 4 and 9, Twp. 39S., R. 10 E.W.M. bears North 89°55' E. a distance of 655.1 feet; thence following along said section line South 89°55' West a distance of 327.55 feet; thence South 0°06' West 519.5 feet to the northerly right of way boundary of the County Road (Pine Grove Road); thence Northeasterly following said right of way boundary along the arc of a 984.93 foot radius highway curve to the right a distance of 73.63 feet (Long chord bears North 73°56' East 73.60 feet); thence North 76°35' East along same right of way boundary a distance of 264.17 feet; thence North 0°06' East 438.3 feet to the point of beginning.

Tract 2: A portion of the NE 1/4 of NW 1/4 of Sec. 9, Twp. 39S., R. 10 E.W.M. lying north of the County Road (Pine Grove Road) and being more particularly described as follows: Beginning at a point on the section line from which the quarter section corner common to Secs. 4 and 9, Twp. 39S., R. 10 E.W.M. bears North 89°55' E. a distance of 982.65 feet; thence following along said section line South 89°55' W. 327.55 feet to the northwest corner of NE 1/4 of NW 1/4 of said Sec. 9, said corner also being a 1/16 corner; thence South 0°06' W. 730.47 feet along the west boundary of said NE 1/4 of NW 1/4 of Sec. 9, to the northerly right of way boundary of the County Road (Pine Grove Road); thence, northeasterly following said right of way boundary along the arc of a 268.73 foot radius highway curve to the right, a distance of 161.97 feet (Long chord bears North 44°42' E. 159.53 feet); thence continuing along said right of way boundary North 61°58' E. 58.88 feet; thence 178.24 feet along the arc of a 984.93 foot radius highway curve to the right, the long chord of which bears North 66°45' E. a distance of 178.21 feet; thence North 0°06' E. 519.5 feet to the point of beginning.

EXCEPTING THEREFROM: A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the section line common to said sections, 655.10 feet to the True Point of Beginning; thence leaving said section line, South 00°06' West, along the westerly boundary line of that tract of land deeded by Walter E. Mathews, et ux to Winford G. Mauer, et ux, on the 16th day of April 1963, 438.67 feet (Deed Record 438.3 feet) to a point on the Northwest corner of right of way of Pine Grove Road (county road); thence South 76°37'10" West (Deed Record South 76°35' West) along said right of way, 30.39 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to a 1/2 inch iron pin situated on the section line common to Sections 4 and 9, said Township and Range; thence North 89°55' East, 29.56 feet to the point of beginning. Containing 0.30 Acre, more or less.

FURTHER EXCEPTING THEREFROM: A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Base and Meridian, Klamath County, Oregon and being more fully described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the section line common to said sections, 684.66 feet to a 1/2 inch iron pin for the True Point of Beginning; thence continuing along said section line, South 89°55' West, 297.99 feet to a 1/2 inch iron pin; thence leaving said section line, South 00°06' West, 518.96 feet (Deed Record 519.5 feet) to a 5/8 inch iron pin situated on the Northwest corner of right of way of Pine Grove Road (county road); thence along said right of way, along the arc of a 984.93 foot radius curve to the right (C D=6°00') (the chord bears North 74°28'58" East, 73.45 feet) 73.465 feet to the end of said curve; thence continuing along said right of way, North 76°37'10" East (Deed Record North 76°35' East) 233.69 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to the point of beginning. Containing 3.29 Acres, more or less.