

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

2010-001980
Klamath County, Oregon



02/08/2010 09:52:47 AM

Fee: \$37.00

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, husband and wife, 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:

The Southeasterly half of Lot 6; all of Lot 7; and the Northwesterly half of Lot 8; more particularly described as follows:
Beginning at the most Northerly corner of said Lot 8; thence Southeasterly along the Northeasterly line of said Lot 8, 36 feet; thence Southwesterly parallel to the Northwesterly line of said Lot 8, 200 feet to the Southwesterly line of said Lot 8; thence Northwesterly along the Southwesterly line of said Lot 8, 36 feet to the most Westerly corner of said Lot 8; thence Northeasterly along the Northwesterly line of said Lot 8, 200 feet to the Point of Beginning; all in HIGHLAND PARK, Klamath County, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Excepting therefrom that portion deeded to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument recorded in Volume M71 at page 7705, Microfilm records of Klamath County, Oregon.

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

