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2012-010509

Klamath County, Oregon



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09/21/2012 03:32:02 PM

Fee: \$37.00

RETURN TO: Michael P. Rudd Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Ann F. Rudd, Trustee Van Rudd Credit Shelter Trust 11026 Kestrel Road Klamath Falls, OR 97601
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-BARGAIN AND SALE DEED-

Ann F. Rudd, Trustee of the Rudd Family Revocable Living Trust, Grantor, whose address is 11026 Kestrel Road, Klamath Falls, OR 97601, convey to Ann F. Rudd, Trustee of the Van Rudd Credit Shelter Trust, Grantee, whose address is 11026 Kestrel Road, Klamath Falls, OR 97601, a one-half interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 15 of Running Y Resort, Phase 01 Plat, recorded in Klamath County, Oregon

The true and actual consideration for this transfer is an Estate Plan.

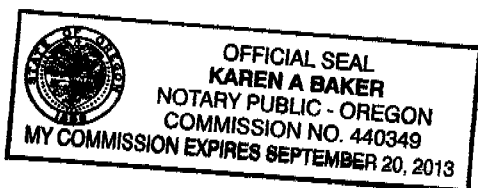
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 19 day of September, 2012.

Ann F. Rudd, Trustee
Rudd Family Revocable Living Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 19 day of September, 2012, the above-named Ann F. Rudd, Trustee of the Rudd Family Revocable Living Trust and acknowledged the foregoing instrument to be her voluntary act.



Notary Public for Oregon
My Commission expires: 9.20.2013