



Klamath County, Oregon

03/13/2013 11:45:05 AM

Fee: \$42.00



After recording return to: Kevin Mark Ruff 15524 SE 8th Street Bellevue, WA 98007

Until a change is requested all tax statements shall be sent to the following address: Kevin Mark Ruff 15524 SE 8th Street Bellevue, WA 98007

File No.: 7061-2046753 (SJN) Date: March 11, 2013

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STATUTORY BARGAIN AND SALE DEED

Kevin Mark Ruff, Affiant in the Small Estate of Jacqueline Ruff, deceased No. 1203592CV, Klamath County, Grantor, conveys to Kevin Mark Ruff, successor Trustee of the Ruff Family Trust, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of KLAMATH, State of Oregon, described as follows:

LOT 16, BLOCK 9, OF WAGON TRAIL ACREAGES NUMBER ONE SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$**Vesting Change****. (Here comply with requirements of ORS 93.030)

File No.: **7061-2046753 (SJN)**Date: **03/11/2013**

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11th day of March	, 20 \2
Kevin Mark Ruff, Affiant	
STATE OF Washington))ss.	i.
County of King)	#_
This instrument was acknowledged before me by Kevin Mark Ruff as the Affiant for the	on this day of March, 2013 Estate of Jacqueline Ruff.
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A COTARY Z	lotary Public for Washing Ton ly commission expires: July 28th, 2014