

2013-006661

Klamath County, Oregon



00137510201300066610020028

06/12/2013 03:48:20 PM

Fee: \$42.00

RETURN TO:
William P. Brandsness
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Rodney B. Allred
Barbara A. Allred

4450 Denver Avenue
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Rodney Boyd Allred, Successor Trustee of the Ruby Inez Allred Revocable Living Trust, dated April 21, 2004, Grantor, whose address is 4450 Denver Avenue, Klamath Falls, OR 97603, conveys to Rodney B. Allred and Barbara A. Allred, Husband and Wife, Grantees, whose address is 4450 Denver Avenue, Klamath Falls, OR 97603, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

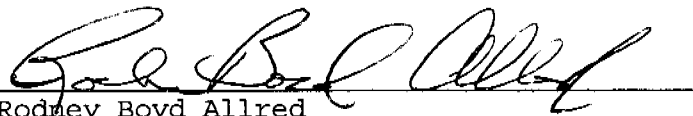
See attached Exhibit "A"

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

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.

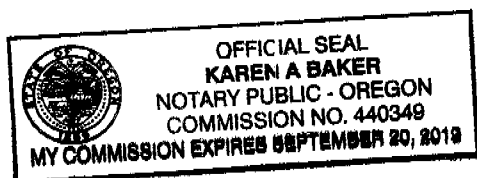
DATED this 11 day of June, 2013.

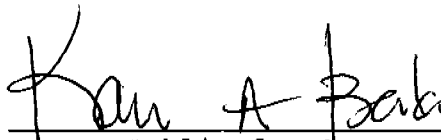
Ruby Inez Allred Revocable Living Trust


Rodney Boyd Allred
Successor Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 11th day of JUNE, 2013, the above-named Rodney Boyd Allred, as Successor Trustee of the Ruby Inez Allred Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 9-20-2018

WARRANTY DEED
EXHIBIT A

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, particularly described as follows:

Beginning at a point marked with by an iron pin driven in the ground in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Twp. 39 S., R. 9, E.W.M. bears South 89° 44 1/2' West along the center line of said roadway 946.9 feet to a point in the West boundary of said Section 11, and North 0°13 1/2' West along the section line 1662.5 feet; from said point of beginning, run South 0° 07' East 331.80 feet to a point in the South boundary line of said N1/2 SW1/4 NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° 07' West 331.75 feet, more or less, to the center line of the above mentioned 60 foot roadway; thence South 89° 44 1/2' West along the center line of said roadway 67.5 feet, more or less, to the place of beginning.

SUBJECT TO: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations in deed recorded May 26, 1944, in vol. 165, page 339, Deed Records of Klamath County, Oregon.