

2013-008322

Klamath County, Oregon



00139604201300083220030035

07/22/2013 03:56:01 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO
AND SEND TAX STATEMENTS TO:

Rebecca S. Ruddell-Sorensen
8620 Booth Road
Klamath Falls OR 97603

DEED

Eugene Noble Ruddell and Mary Louise Ruddell, Trustees of the Ruddell Family Revocable Trust, Grantors, bargain, sell, and convey unto Rebecca S. Ruddell-Sorensen and Eldwin H. Sorensen, Trustees of the Rebecca S. Ruddell-Sorensen Trust, Grantees, an undivided 51.0% interest as tenants-in-common in the real property in Klamath County, Oregon, more particularly described as follows:

Lots 3 and 4, Block 4 of Tract 1152, NORTH HILLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Klamath County Assessor Parcel Nos. R-3909-035AD-00400-000 and R-3909-035AD-00500-000

This Deed is made for estate planning purposes and no consideration stated in dollars has been paid herefore.

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 31st day of December 2012.

Eugene Ruddell
Eugene Noble Ruddell, Trustee of the Ruddell
Family Revocable Trust

Mary L. Ruddell
Mary Louise Ruddell, Trustee of the Ruddell
Family Revocable Trust

STATE OF CALIFORNIA, County of _____) ss.

On December _____, 2012 before me, _____, Notary Public, personally appeared Eugene Noble Ruddell and Mary Louise Ruddell who proved to me on the

DEED - 1

*See California
All-Purpose Acknowledgment
attached 27 12/31/12*

47-

basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*See California
Acknowledgment
Attached BX 12/21/12*

Notary Public for California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

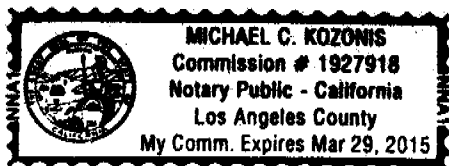
CIVIL CODE § 1189

State of California

County of Los Angeles

On December 31, 2012 before me, Michael C. Kozonis Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Eugene Noble Ruddell and Mary Louise Ruddell
Name(s) of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~they executed the same in ~~his~~~~her~~their authorized capacity(ies), and that by ~~his~~~~her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Michael C. Kozonis
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: DEED

Document Date: December 31, 2012 Number of Pages: TWO

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Eugene Noble Ruddell

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: Mary Louise Ruddell

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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