

2014-000152

Klamath County, Oregon



00147075201400001520030036

01/08/2014 03:45:38 PM

Fee: \$52.00

## Grantor's Name and Address

Ronald W. Murphy, Trustee  
 Gayle D. Decker, Trustee  
 Murphy Family 2001 Trust  
 13615 Scenic Crest Dr.  
 Yucaipa, CA 92399

## Grantee's Name and Address

Bruce and Gayle D. Decker  
 1577 Redding Way  
 Upland, CA 91786

## After Recording Return to:

Bruce and Gayle D. Decker  
 1577 Redding Way  
 Upland, CA 91786

## Until requested otherwise, send all tax statements to:

Bruce and Gayle D. Decker  
 1577 Redding Way  
 Upland, CA 91786

## BARGAIN AND SALE DEED

We, Ronald W. Murphy, Trustee and Gayle D. Decker, Trustee, of the Murphy Family 2001 Trust, under instrument dated November 26, 2001, does hereby grant, bargain and convey all right, title and interest to Bruce Decker and Gayle D. Decker, husband and wife, tenants by the entirety, the following described real property situate in Klamath County, Oregon, to wit:

The North half (1/2) of the South half (1/2) of the Southeast quarter (1/4) of the Northwest quarter (1/4) of Section Twenty-Nine (29), in Township Thirty-Six (36), South Range Fourteen (14), East of Willamette Meridian, in Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 800.00. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 2 day of January, 2014

Ronald W. Murphy  
 Ronald W. Murphy, Trustee  
 Murphy Family 2001 Trust

STATE OF \_\_\_\_\_, County of \_\_\_\_\_ )ss:

ACKNOWLEDGED BEFORE ME this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Ronald W. Murphy, Trustee, Murphy Family 2001 Trust.

NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

DATED this 28 day of December, 2013.

Gayle D. Decker  
 Gayle D. Decker, Trustee  
 Murphy Family 2001 Trust

STATE OF \_\_\_\_\_, County of \_\_\_\_\_ )ss:

ACKNOWLEDGED BEFORE ME this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by Gayle D. Decker, Trustee, Murphy Family 2001 Trust.

See Attached Notarized  
 Document Dated 12/28/2013

NOTARY PUBLIC FOR \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

State of California

S.S.

County of San Bernardino

On Jan 2, 2014, before me, Elizabeth A Baker, Notary Public, personally  
appeared Ronald W. Murphy

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.

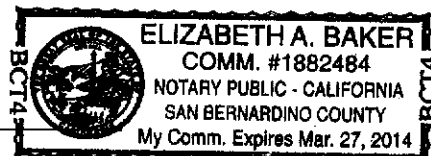
I certify under PENALTY OF PERJURY under the laws of the State of California  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Elizabeth A Baker*

Signature of Notary Public



Description of Attached Document

Title or Type of Document

Barquín And Sale Deed

Document Date:

1/2/2014.

Number of Pages

1

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**  
**CIVIL CODE § 1189**

State of California

County of

San Bernardino

On

12/28/2013

Date

before me,

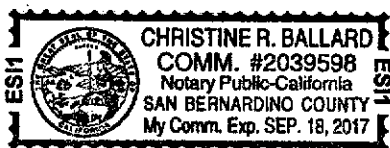
Christine R. Ballard notary public

Here Insert Name and Title of the Officer

personally appeared

Gayle D. Decker

Name(s) of Signer(s)



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.

Place Notary Seal Above

Signature:

Christine R. Ballard

Signature of Notary Public

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document:

Bargain & Sale Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer Is Representing: