

Returned to County

2014-004600  
Klamath County, Oregon



00152647201400046000010015

05/06/2014 03:42:17 PM

Fee: \$42.00

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

MAIL TAX STATEMENTS:  
Carolyn S. Rarden, Trustee  
Rarden Loving Trust  
1624 Portland Street  
Klamath Falls, OR 97601

GRANTOR:  
Carolyn S. Rarden, Successor Trustee  
Westlund Loving Trust  
1624 Portland Street  
Klamath Falls, OR 97601

GRANTEE:  
Carolyn S. Rarden, Trustee  
Rarden Loving Trust  
1624 Portland Street  
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Carolyn S. Rarden, Successor Trustee of the Westlund Loving Trust Dated March 25, 1991, Grantor, conveys to Carolyn S. Rarden, Trustee of the Rarden Loving Trust Dated March 25, 1991, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 15 and 16, Block 18, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account Nos: 3809-029DA-01700-000 and 3809-029DA-01700-000

The true and actual consideration for this transfer is zero dollars.

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 29<sup>th</sup> day of April 2014.

Carolyn S. Rarden  
Carolyn S. Rarden, Successor Trustee of  
the Westlund Loving Trust Dated March 25,  
1991

STATE OF OREGON           )  
                                      ) ss.  
County of Klamath        )

Personally appeared before me this 29 day of April 2014, the above-named Carolyn S. Rarden and acknowledged the foregoing instrument to be her voluntary act and deed.

Karen A Baker  
Notary Public for Oregon  
My Commission expires: 9 20 2017

