

2014-011888

Klamath County, Oregon



00161492201400118880030038

11/14/2014 09:00:24 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Rebecca S. Ruddell-Sorensen, Trustee  
Eldwin H. Sorensen, Trustee  
8620 Booth Road  
Klamath Falls OR 97603

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### BARGAIN AND SALE DEED

Rebecca S. Ruddell-Sorensen and Eldwin H. Sorensen, Trustees of the Rebecca S. Ruddell-Sorensen Revocable Trust Dated September 1, 1995, and their successors in Trust; and Eugene Noble Ruddell and Mary Louise Ruddell, Trustees of the Ruddell Family Revocable Trust, Grantors, convey unto, Sonador, LLC, an Oregon Limited Liability Company, Grantee, all of their right, title, and interest in the real property in Klamath County, Oregon, to-wit:

Parcels 1 and 2 of Land Partition No. 13-03, being a replat of  
Parcels 2 and 3 of Land Partition 27-00. Lots 1 and 2 of Block 3,  
Lots 1 And 2 of Block 4, and a portion of Ronald Street (vacated)  
all located in BAILEY TRACTS NO. 2, situated in the NE $\frac{1}{4}$  SE $\frac{1}{4}$   
of Section 2, Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon. TOGETHER WITH a  
30-foot wide easement for access, public utility, sewer, and  
drainage over the South 30 feet of Parcel 1, Land Petition No.  
27-00.

Klamath County Assessor's Account No. R3909-002DA-02100-000/R521643  
2515 Homedale Road, Klamath Falls, Oregon, and

Klamath County Assessor's Account No. R3909-002DA-02002-000/R886346  
2455 Homedale Road, Klamath Falls, Oregon

This deed is made to correct the vesting of the above-described real property and no consideration stated in dollars has been paid heretofore.

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

BARGAIN AND SALE DEED - 1

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 12 day of September 2014.

Eldwin H. Sorensen

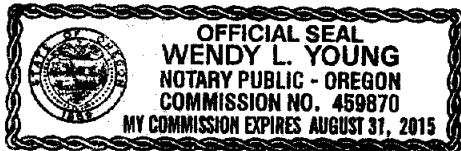
Eldwin H. Sorensen, Trustee of the  
Rebecca S. Ruddell-Sorensen Revocable Trust

Rebecca S. Ruddell-Sorensen

Rebecca S. Ruddell-Sorensen, Trustee of the  
Rebecca S. Ruddell-Sorensen Revocable Trust

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on <sup>October</sup> ~~September~~ 29, 2014 by Eldwin H. Sorensen, in his capacity as Trustee of the Rebecca S. Ruddell-Sorensen Revocable Trust.



Wendy L. Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2015

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 12, 2014 by Rebecca S. Ruddell-Sorensen in her capacity as Trustee of the Rebecca S. Ruddell-Sorensen Revocable Trust.



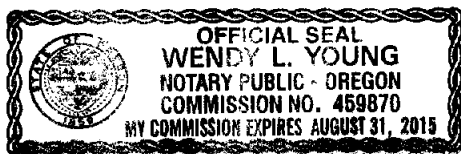
Wendy L. Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2015

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

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

STATE OF OREGON, County of Klamath ) ss.

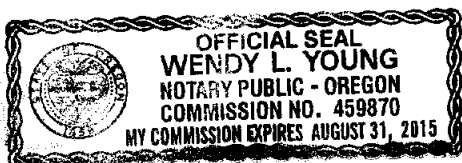
This instrument was acknowledged before me on September 12, 2014 by Mary Louise Ruddell, in her capacity as Trustee of the Ruddell Family Revocable Trust.



Wendy L. Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2015

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 12, 2014 by Eugene Noble Ruddell in his capacity as Trustee of the Ruddell Family Revocable Trust.



Wendy L. Young  
Notary Public for Oregon  
My Commission Expires: 8.31.2015