

2014-011894

Klamath County, Oregon



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THIS SPACE PROVIDED FOR RECORDER'S USE ON

11/14/2014 09:21:03 AM

Fee: \$52.00

WHEN RECORDED RETURN TO:

Ray M. Ruddell AND TAYLOR'S

1991 Willow Dr.

Los Osos, California, 93402

WARRANTY DEED

THE GRANTOR(S),

- Matson K. Ruddell, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Ray M. Ruddell and Judy R. Ruddell, 1991 Willow Dr, Los Osos, San Luis Obispo County, California, 93402,

the following described real estate, situated in the County of Klamath County, State of Oregon:

(legal description): Unit 10575, (McGuire Avenue), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R883590

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. 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.

Grantor Signatures:

DATED: Nov 7th 2014

Matson K Ruddell

Matson K. Ruddell

1468 10th St

Los Osos, California, 73402

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO

On Nov. 7, 2014 before me, Shauna Sullivan, personally appeared Matson K. Ruddell, 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.

Shauna Sullivan

(Notary Seal)

Signature of Notary Public

