

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2014-012111****Klamath County, Oregon****11/20/2014 11:34:13 AM****Fee: \$62.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 101577SH

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: WALLACE BUDDENAddress: 1249 N VALLEY VIEW RDCity, ST Zip: ASHLAND OR 97520

This document is being re-recorded to correct the legal as recorded in Volume 2014-011473

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** BARGAIN AND SALE DEED**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

**Grantor Name:** MELISSA BUDDEN**Grantor Name:** \_\_\_\_\_**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

**Grantee Name:** WALLACE A BUDDEN**Grantee Name:** \_\_\_\_\_**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** 20,000**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

**BARGAIN AND SALE DEED**

**2014-011473**

Klamath County, Oregon

10/31/2014 02:13:50 PM

Fee: \$52.00

After recording, return to:

**Wallace Budden**

**1249 N. Valley View Rd.**

**Ashland, Oregon 97520**

Until a change is requested, all tax statements are to be sent to:

**Wallace Budden**

**1249 N. Valley View Rd.**

**Ashland, Oregon 97520**

**KNOW ALL MEN BY THESE PRESENTS**, that **Melissa Budden**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey to **Wallace A. Budden**, hereinafter called Grantee, and unto Grantee's successors and assigns, all of grantor's right and title to that certain property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

**Section 9: NW 1/4 SE 1/4; Section 10: SE 1/4; NE 1/4; E 1/2 NW 1/4; S 1/2 SW 1/4 (excepting therefrom the house and 1/2 acre in S 1/2 SE 1/4 of Section 10); Section 15: NE 1/4 NE 1/4\* NW 1/4 NE 1/4, except the South 465.44 feet thereof, and EXEMPTING THEREFROM that portion thereof conveyed to Klamath County, political subdivision of the State of Oregon for Old Fort Road by warranty deed dated February 25, 1983, recorded March 19, 1983 in Volume M 83, Page 4585, Microfilm Records of Klamath County, Oregon.** \* AND

Township 38, South Range 9 East of the Willamette Meridian, Klamath County, Oregon

**TO HAVE AND TO HOLD** the same unto the said Grantee and Grantee's successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. The purpose of this deed is to transfer all grantor's interest in the property herein described, as established by Order of the Klamath County Circuit Court in consolidated cases 09-03922Cv and 10-00997CV dated August 5, 2010, and Grant Deed dated June 18, 2014 and recorded as No. 2014-006887 in Klamath county, Oregon to **Wallace A. Budden**.

**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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS**

MTG 10/15/14

AmeriTitle

**BARGAIN AND SALE DEED**

RECORDED ELECTRONICALLY  
ID: 101577811  
Date: 10/31/14 Time: 8:13  
simplifile www.simplifile.com 800.460.5657

After recording, return to:

**Wallace Budden**  
1249 N. Valley View Rd.  
Ashland, Oregon 97520

Until a change is requested, all tax statements are to be sent to:

**Wallace Budden**  
1249 N. Valley View Rd.  
Ashland, Oregon 97520

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**Section 9: NW 1/4 SE 1/4; Section 10: SE 1/4; NE 1/4; E 1/2 NW 1/4; S 1/2 SW 1/4 (excepting therefrom the house and 1/2 acre in S 1/2 SE 1/4 of Section 10); Section 15: NE 1/4 NE 1/4 NW 1/4 NE 1/4, \*AND**  
**except the South 465.44 feet thereof, and EXEMPTING THEREFROM that portion thereof conveyed to Klamath County, political subdivision of the State of Oregon for Old Fort Road by warranty deed dated February 25, 1983, recorded March 19, 1983 in Volume M 83, Page 4585, Microfilm Records of Klamath County, Oregon.**

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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 AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ~~June~~<sup>July</sup> 22, 2014.

GRANTOR:

Melissa Budden  
Melissa Budden

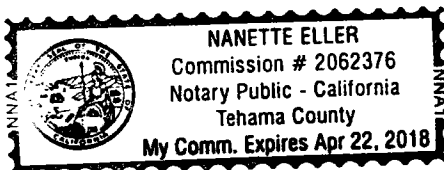
STATE OF CALIFORNIA }  
County of Tehama } ss.

July  
~~June~~ 22, 2014

Personally appeared the above-named Melissa Budden and acknowledged the foregoing to be his voluntary act and deed.

Before me:

[Signature]  
Notary Public for California  
My Commission expires: 4-22-18



CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California )  
)ss.  
County of TEHAMA )

On July 22, 2014 before me, NANETTE ELLER, Notary Public,  
personally appeared Melissa Budder, 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  (Seal)

