

2015-001080

Klamath County, Oregon



00164792201500010800040041

THIS SPACE PROVIDED FOR RECORDER'S USE ON

02/09/2015 08:35:43 AM

Fee: \$57.00

**WHEN RECORDED RETURN TO:**

Ray And Judy Ruddell *+TAX'S*  
1991 Willow Dr  
Los Osos, California, 93402

---

**WARRANTY DEED**

**THE GRANTOR(S),**

- Ray M. Ruddell and Judy R. Ruddell, a married couple,  
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):

- The Ruddell Family Revocable Living Trust Agreement, Ray M. Ruddell, Trustee, 10575  
McGuire Ave, Klamath Falls, Klamath County, Oregon, 97603,  
the following described real estate, situated in the County of Klamath, 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.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described  
real estate on the terms listed below.

**TERMS OF LIFE ESTATE**

Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

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.

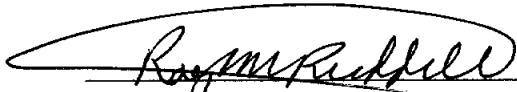
**Grantor Signatures:**

DATED: \_\_\_\_\_

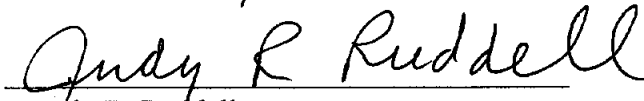
1/29/2015

DATED: \_\_\_\_\_

1/29/15



Ray M. Ruddell  
10575 McGuire Ave  
Klamath Falls, Oregon, 97603



Judy R. Ruddell

STATE OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared Ray M. Ruddell and Judy R. 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.

\_\_\_\_\_  
(Notary Seal)

Signature of Notary Public

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

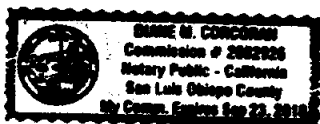
State of California }

County of SAN LUIS OBISPO

On \_\_\_\_\_ before me, DIANE CORCORAN, Notary Public,  
Date Name and Title of the Officer

personally appeared RAYMOND MASON RUDDEN  
Name(s) of Signer(s)

JUDITH RAE RUDDEN



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: [Signature]  
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: WARRANTY DEED Document Date: 1/29/2015

Number of Pages: 3 Signer(s) Other Than Named Above: N/A

**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: \_\_\_\_\_