

2015-006146

Klamath County, Oregon



00170994201500061460020024

06/12/2015 10:18:47 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Robert Waldrup, as Trustee of the  
S.T. Waldrup 1995 Trust  
22521 N 81<sup>st</sup> Avenue  
Peoria, AZ 85383

GRANTEE'S NAME AND ADDRESS:

Waldrup Estates, Joint Venturers  
14450 S. 4<sup>th</sup> Avenue Exit  
Yuma, AZ 85365

SEND TAX STATEMENTS TO:

Waldrup Estates, Joint Venturers  
14450 S. 4<sup>th</sup> Avenue Exit  
Yuma, AZ 85365

**BARGAIN AND SALE DEED**

**ROBERT WALDRUP, as Trustee of the S.T. WALDRUP 1995 TRUST, hereinafter referred to as grantor, conveys to WILLIAM M. WALDRUP, as Trustee of the W.M. and A. U. WALDRUP TRUST DATED AUGUST 23, 1993, THOMAS E. WALDRUP, as Trustee of the THOMAS E. WALDRUP and SHIRLEY J. WALDRUP TRUST DATED JULY 17, 1990, WILLIAM M. WALDRUP, as Trustee of the JOHN W. WALDRUP LIVING TRUST DATED DECEMBER 1, 2012, and JUDY M. FOTRÉ, as the remaining partners of WALDRUP ESTATES, An Oregon JOINT VENTURE, hereinafter collectively referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:**

An undivided one-fifth interest in and to the following parcels:

PARCEL NO. 1:

The Southwest Quarter (SW1/4) of Lots 13, 14 and 16, Section 17, Township 40 South, Range 9 E. W. M., County of Klamath, State of Oregon.

PARCEL NO. 2:

Lots 4 and 5, and Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 20, Township 40 South, Range 9 E. W. M., County of Klamath, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$248,690.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 1<sup>st</sup> day of June, 2015.

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 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

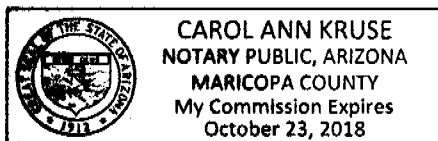
Robert Waldrip  
Robert Waldrip, as Trustee of the  
S.T. Waldrip 1995 Trust

STATE OF ARIZONA )  
County of Maricopa ) ss.

On the 1<sup>st</sup> June 2015 before me, Carol Ann Kruse - Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Robert Waldrip  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ 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 that under **PENALTY OF PERJURY** under the laws of the State of ARIZONA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Carol Ann Kruse  
SIGNATURE OF NOTARY