2015-008760Klamath County, Oregon

GRANTOR: Julie Annette Wilson 5034 Boulder Lane Santa Rosa, California 95405 00174143201500087600020022

08/06/2015 10:33:58 AM

Fee: \$47.00

SEND TAX STATEMENTS TO GRANTEE: Julie A. Wilson Trust 5034 Boulder Lane Santa Rosa, California 95405

BARGAIN AND SALE DEED

Julie Annette Wilson, Grantor, conveys to Julie A. Wilson, Trustee of the Julie A. Wilson Trust dated March 31, 2003, Grantee, the following real property situated in Klamath County, Oregon, described as follows, to-wit:

Lot 914 of Running Y Resort Phase 11, 1st Addition, recorded May 2, 2003 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for the Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 7 of Ridge View Homesites to The Running Y Ranch Resort recorded May 21, 2003, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

There is no cash consideration for this transfer.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

BARGAIN AND SALE DEED Page 1 of 2 ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED this 20 day of July, 2015.

Julie Annette Wilson, Grantor

STATE OF CALIFORNIA

ss.

County of Sonoma

On this 20 day of July, 2015, personally appeared Julie Annette Wilson, before me and acknowledged the foregoing instrument to be her voluntary act and deed.



Notary Public for California

My Commission Expires: Dec. 26, 201