



2015-012872
Klamath County, Oregon
11/25/2015 11:52:51 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard Lenn Ruddick and Margie Alice Ruddick

113 Ball Rd.

Bailey, CO 80421

Until a change is requested all tax statements

shall be sent to the following address:

Richard Lenn Ruddick and Margie Alice Ruddick

113 Ball Rd.

Bailey, CO 80421

File No. 76640AM

STATUTORY WARRANTY DEED

Frederick John Rising and Terry Ann Rising, as Trustees of The Frederick and Terry Rising Family Trust, dated August 15, 2013,

Grantor(s), hereby convey and warrant to

Richard Lenn Ruddick and Margie Alice Ruddick, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 13, Block 18, MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 19 day of Nov. 2015.

The Frederick and Terry Rising Family Trust, dated August 15, 2013

(X) By: Frederick John Rising, Trustee
Frederick John Rising, Trustee

(X) By: Terry Ann Rising, Trustee
Terry Ann Rising, Trustee

State of Nevada } ss.
County of Nye }

On this 19 day of November, 2015, before me, Tyler Carter, a Notary Public in and for said state, personally appeared Frederick John Rising and Terry Ann Rising known or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of The Frederick and Terry Rising Family Trust, dated August 15, 2013, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tyler Carter
Notary Public for the State of Nevada »
Residing at: Nye
Commission Expires: July 01, 2019

