



00190882201600086210030033

08/16/2016 08:27:28 AM

Fee: \$52.00

## After recording return to:

Richard D. Adams  
Rogue Law Firm PC  
600 NW 5<sup>th</sup> Street  
Grants Pass OR 97526

[Leave Bla

## Until requested, all tax statements sent to:

Paulette J. Vidano  
1328 Monroe Way  
Grants Pass, OR 97527

## BARGAIN AND SALE DEED

Paulette J. Vidano and Donna M. Leehy, Successor Trustees of the Berenice M. Rudisill Trust dated the 30<sup>th</sup> day of November, 1993, and completely restated on the 28<sup>th</sup> day of January, 2002, Grantors, convey to Paulette J. Vidano and Donna M. Leehy, Grantees, as tenants in common, the following described real property located in Klamath County, Oregon:

See attached Exhibit "A" and by reference made a part hereof.

The true consideration for this conveyance is zero. This deed is being made to carry out the distribution provisions of Berenice M. Rudisill Trust dated the 30<sup>th</sup> day of November, 1993, and completely restated on the 28<sup>th</sup> day of January, 2002. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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, AND 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.

Paulette J. Vidano, Successor Trustee

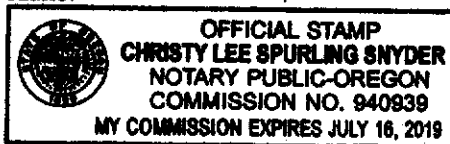
Date

STATE OF OREGON )

) ss.

County of Josephine )

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2016, by Paulette J. Vidano.

Christy L. Snyder  
Notary Public for Oregon

Donna M. Leehy 7-25-2016  
Donna M. Leehy Date

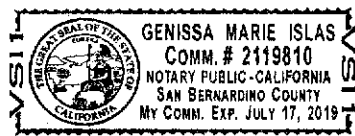
STATE OF CALIFORNIA )

County of San Bernardino

On the 25 day of July, 2016, before me Genissa Marie Islas, <sup>Notary Public</sup> personally appeared Donna M Leehy, \_\_\_\_\_ personally known to me; or X proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(NOTARY SEAL/STAMP)

WITNESS my hand and official seal.



Genissa Marie Islas  
(Signature of Notary)  
My Commission Expires: 7-17-2019

Exhibit A  
to Bargain & Sale Deed

Real property situated in the County of Klamath and State of Oregon:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36, Range 6, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin of the East line of "Frontier Tracts", said point being S 0° 36' W a distance of 311.1 feet from the center 1/4 corner of said Section 10; thence S 89° 24' W a distance of 100.0 feet to an iron pin on the East line of "A" street; thence N 0° 36' E. a distance of 50.0 feet to an iron pin; thence N 89° 24' E a distance of 100.0 feet to an iron pin on the East line of "Frontier Tracts" thence S 0° 36' W along the East line of "Frontier Tracts" a distance of 50.0 feet, more or less, to the point of beginning.