

2016-013129

Klamath County, Oregon



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12/09/2016 11:15:51 AM

Fee: \$47.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Merlin Woodard, Jr.
P.O. Box 30515
Myrtle Beach, SC 29588

Grantor:

Merlin Woodard, Jr., Successor Trustee
of the Normalee E. Roberts Revocable
Living Trust dated July 17, 1996
P.O. Box 30515
Myrtle Beach, SC 29588

Grantee:

Merlin Woodard, Jr.
P.O. Box 30515
Myrtle Beach, SC 29588

BARGAIN AND SALE DEED

Merlin Woodard, Jr., Successor Trustee of the Normalee E. Roberts Revocable Living Trust dated July 17, 1996, as Grantor, whose address is P.O. Box 30515, Myrtle Beach, SC 29588, conveys to Merlin Woodard, Jr. as Grantee, whose address is P.O. Box 30515, Myrtle Beach, SC 29588, its interest in the following described real property situated in the County of Jackson, State of Oregon, to-wit:

Lot 7, Block 5 of Green Glen Subdivision – Unit No. 2, in the City of Central Point,
Jackson County, Oregon.

The true and actual consideration for this transfer is trust distribution.

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 2nd day of December, 2016.

Merlin Woodard, Jr.
Merlin Woodard, Jr., Successor Trustee
of the Normalee E. Roberts Revocable
Living Trust dated July 17, 1996

STATE OF SOUTH CAROLINA)

County of Horry) ss.
)

On December 2nd, 2016, before me, Christine N L Holmes, personally appeared Merlin Woodard, Jr., Successor Trustee of Normalee E. Roberts Revocable Living Trust dated July 17, 1996, who 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Christine N L Holmes
Notary Public for South Carolina
My Commission expires: 20 January 2024

