

2018-002215

Klamath County, Oregon



00217972201800022150020023

02/27/2018 11:13:26 AM

Fee: \$47.00

Diana L. S. Rudolph,
Trustee of the Bertram F. Rudolph Jr. and Diana L. S. Rudolph
1998 Family Trust

Grantor

David McAllister

Grantees

Returned at Counter After recording return to:

David McAllister
23909 Sprague River Rd.
Sprague River, OR 97639

Until a change is
requested, all tax statements
shall be sent to the following address: GRANTEE

BARGAIN AND SALE DEED

Diana L. S. Rudolph, Trustee of the Bertram F. Rudolph Jr. and Diana L. S. Rudolph 1998 Family Trust, Grantor, conveys to the David McAllister, Grantee, the real property and all improvements thereon located in Klamath County, Oregon, described as follows:

Lots 13 and 14, Block 18, 1st Addition of Sprague River, according to the duly recorded plat thereof in the office of the County Clerk of Klamath County, Oregon.

Grantor represents and warrants that except as previously disclosed in writing to the Grantees, no substances considered to be hazardous or toxic wastes under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 or similar federal or state environmental regulations have been disposed of or otherwise released on, in, or under any real property now or hereafter conveyed by this deed to the knowledge of the Grantor.

This deed is absolute in effect and conveys fee simple title of the premises described to grantees and does not operate as a mortgage, trust conveyance, or security of any kind.

Consideration for this transfer is \$600.00.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16 day of February 2017.2018

Diana L. S. Rudolph, Trustee

Diana L. S. Rudolph, Trustee of the Bertram F. Rudolph Jr. and Diana L. S. Rudolph 1998 Family Trust

STATE OF California, County of _____ ss.

Personally appeared the above named Diana L. S. Rudolph, Trustee of the Bertram F. Rudolph Jr. and Diana L. S. Rudolph 1998 Family Trust and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

See attached

Before

me:

Notary Public for _____

My Commissioner Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Monterey)

On February 16, 2018, before me, Suzanne Brockett, Notary Public, personally appeared DIANA L. S. RUDOLPH, who 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 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.

Signature

Suzanne Brockett

