

**2018-013217**

**Klamath County, Oregon**



00231162201800132170030034

10/30/2018 10:24:50 AM

Fee: \$92.00

**BARGAIN AND SALE DEED COVER SHEET**

**Grantor's Name and Address:**

Juanita M. Dunn  
244 Kristi Lee Lane  
Roseburg, OR 97471

**Grantee's Name and Address:**

Paula K. Mudder and Mark A. Mudder, Trustees of the Mark and Paula Mudder Trust  
6302 B Street  
Springfield, OR 97478

**After recording return to:**

Paula K. Mudder and Mark A. Mudder, Trustees of the Mark and Paula Mudder Trust  
6302 B Street  
Springfield, OR 97478

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

Paula K. Mudder and Mark A. Mudder, Trustees of the Mark and Paula Mudder Trust  
6302 B Street  
Springfield, OR 97478

Consideration: \$-0-, to change vesting

**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENTS that

Juanita M. Dunn, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Paula K. Mudder and Mark A. Mudder, Trustees of the Mark and Paula Mudder Trust, Grantee,

and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit A, attached.

To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0, to change vesting.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

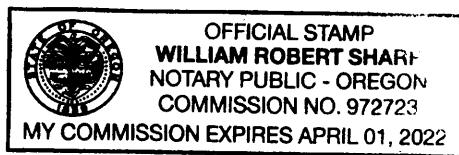
IN WITNESS WHEREOF, the grantor has executed this instrument on 10/19/18, 2018.

Juanita M Dunn  
Juanita M. Dunn, Grantor

STATE OF OREGON, COUNTY OF LANE ) ss.

This instrument was acknowledged before me on Oct. 19, 2018, by Juanita M. Dunn.

W. J. Karp  
Notary Public for Oregon



PROPERTY DESCRIPTION

A parcel of land lying in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  and in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ , 1.93 acres of land lying in Section 5, Township 38 South, Range 11 East, W. M., Klamath County, Oregon. The said parcel being that portion of said property lying Southeasterly of a line parallel with and 50 feet Southeasterly of the center line of the Klamath Falls - Lakeview Highway, which center line is referred to in said State of Oregon deed.

EXHIBIT A