

After recording return to:

Valerie J. Ruis Revocable Living Trust
P.O. Box 778
Chiloquin, OR 97624

2019-002354

Klamath County, Oregon



00236906201900023540010013

03/14/2019 10:54:34 AM

Fee: \$82.00

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

Valerie J. Ruis Revocable Living Trust
P.O. Box 778
Chiloquin, OR 97624

**STATUTORY
BARGAIN AND SALE DEED
for "Property Line Adjustment 9-18"**

We, Jeffery B. Fabisch and Valerie J. Ruis, as Tenants by the Entirety, Grantors, convey to Valerie J. Ruis, Trustee of the Valerie J. Ruis Revocable Living Trust, Grantee, the following real property situated in Klamath County, Oregon, to-wit:

A portion of Lot 1, Block 3 of "Williamson River Estates", situated in the SE1/4 NW1/4 of Section 21, Township 35 South, Range 7 East, of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:


Beginning at a the Northeast corner of said Lot 1; Thence S15°54'15"E 131.87 feet to the Southeast corner of said Lot 1; Thence S77°52'45"W, along the Southerly line of said Lot 1, 10.57 feet; Thence, leaving said Southerly line, N13°30'22"W 131.29 feet to a point on the Northerly line of said Lot 1; Thence N74°05'45"E 5.05 feet to the point of beginning, containing 1027 square feet, more or less.

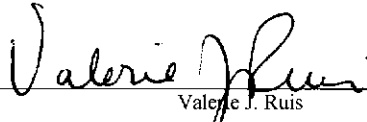
BEFORE SINGING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 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 SINGING 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 LAWFULL 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".

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030).

The above land described shall be combined with Lot 2, Block 3 of "Williamson River Estates", as duly recorded and on file at the office of the Klamath County Clerk. This conveyance is pursuant to "Property Line Adjustment 9-18" and does not create a separate parcel of land.

Dated this 1 day of March, 2019.


Jeffery B. Fabisch


Valerie J. Ruis

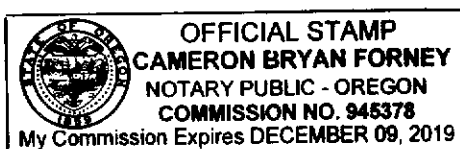
STATE OF OREGON

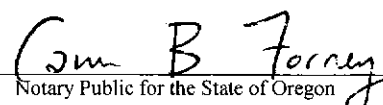
ss)

COUNTY OF KLAMATH

This instrument was acknowledged before me on this 1 day of March, 2019.

By Jeffery B. Fabisch and Valerie J. Ruis, as Tenants by the Entirety.




Notary Public for the State of Oregon

My commission expires: 12/9/19