

Returned at Counter

2020-008332
Klamath County, Oregon



07/08/2020 02:49:18 PM

Fee: \$82.00

After recording, return to: Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Wilma Magladry 22261 Lassen View Drive Palo Cedro, CA 96073

Grantor:
Michael P. Rudd, Successor Trustee
of the Woody Clark Trust
411 Pine Street
Klamath Falls, OR 97601

Grantee:
Wilma Magladry
22261 Lassen View Drive
Palo Cedro, CA 96073

BARGAIN AND SALE DEED

Michael P. Rudd, Successor Trustee of the Woody Clark Trust, Grantor, whose address is 411 Pine Street, Klamath Falls, OR 97601, conveys to Wilma Magladry, Grantee, whose address is 22261 Lassen View Drive, Palo Cedro, CA 96073, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: All that portion of the Southeast ¼ of the Southeast ¼ of Section 14 lying Southerly of USBR "D" Canal (Adams) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Tax Acct No. 804071

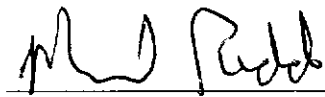
PARCEL 2: All that portion of the Northeast ¼ of the Northeast ¼ of Section 23, lying Southerly and Westerly of the USBR "D" Canal (Main Canal) (Adams Canal) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Tax Acct No. 804062

PARCEL 3: All that portion of the West ½ of the Northwest ¼ and the Southerly ¼ of the Northwest ¼ of Section 24, lying Southerly and Westerly of the USBR "D" Canal (Main Canal) (Adams Canal) in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Tax Acct No. 111701

The true and actual consideration for this transfer is \$0; trust distribution.

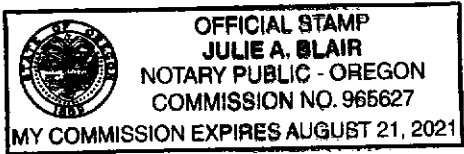
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

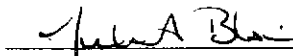
DATED this 8 day of July, 2020


Michael P. Rudd, Successor Trustee
Of the Woody Clark Trust, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 8th day of July, 2020, the above-named Michael P. Rudd, Successor Trustee of the Woody Clark Trust, Grantor, and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 8/21/2021