## **2020-008333** Klamath County, Oregon

00261777202000083330010012

07/08/2020 02:50:06 PM

Fee: \$82.00

After recording, return to:

Brandsness & Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

Send tax statements to:

Wanda Derra

PO Box 43

Malin, OR 97632

Grantor:

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

Grantee:

Wanda Derra

PO Box 43

Malin, OR 97632

## **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 Wanda Derra, Grantee, whose address is P.O. Box 43, Malin, OR 97632, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The South ½ of the Southeast ¼ of Section 1, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within Paygr Road, ALSO EXCEPTING THEREFROM any portion lying within USBR No. 10-G Drain.

Tax Acct No. 105264

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 \_\_\_\_\_\_, 2020

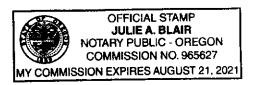
Michael P. Rudd, Successor Trustee Of the Woody Clark Trust, Grantor

STATE OF OREGON )

) ss.

County of Klamath

Personally appeared before me this day of \_\_\_\_\_\_, 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: 8212221