

***After recording return to:***

Ashley M. Sundar, Esq.  
Sundar Law LLC  
520 SW Yamhill Street, Suite 230  
Portland, Oregon 97204

**2022-005726**

**Klamath County, Oregon**

**05/05/2022 08:35:01 AM**

**Fee: \$87.00**

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

Anne Clary  
5920 S. Pacific Coast Highway, #15  
Redondo Beach, California 90277

**BARGAIN AND SALE DEED**

Anne Clary, as claiming successor of the Michael Edgar Rusth Estate, Grantor, conveys and warrants to Anne Clary, Trustee of the Tuna Mana Trust under declaration of trust dated June 19, 2015, as amended July 14, 2018, Grantee, all of the Grantor's interest in the following-described real property:

**Legal Description:**

GOVERNMENT LOTS 3 AND 4 AND THE S1/2 OF THE NW1/4 OF SECTION 5,  
TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN,  
KLAMATH COUNTY, OREGON.

APN: R335738

ALT APN: 3611E0000400

The true consideration for this conveyance is \$0.

**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 4 day of May, 2022.

*Anne Clary*

Anne Clary, as claiming successor of the Michael Edgar Rusth Estate, Grantor

### ACKNOWLEDGMENT

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 LOS ANGELES

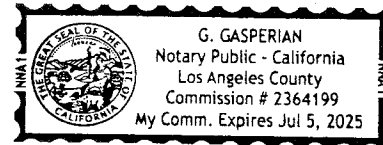
On this 4th day of May, 2022, before me, G. Gasperian a Notary Public, personally appeared, ANNE CLARY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 that the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

*[Handwritten Signature]*



(Seal)