

2022-011899

Klamath County, Oregon



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Fee: \$97.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

IVORY PINE REVOCABLE LIVING TRUST

C/O KIMBALL WALLIS

PO BOX 249

ST PAUL, OR 97137

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

BARGAIN AND SALE DEED

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

DIANA L.S. RUDOLPH, TRUSTEE OF THE BERTRAM F. RUDOLPH JR AND DIANA L.S. R
1998 FAMILY TRUST

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

KIMBALL L. WALLIS AND JOANNE K. WALLIS, SOLE TRUSTEES OF THE IVORY PINE F
LIVING TRUST

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 2,600.00

☐ Other

5) SEND TAX STATEMENTS TO:

IVORY PINE REVOCABLE LIVING TRUS

C/O KIMBALL WALLIS PO BOX 249

ST PAUL, OR 97137-0249

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL

(If applicable) ☐ PARTIAL

**7) The amount of the monetary
obligation imposed by the order
or warrant. ORS 205.125(1)(c)**

\$ _____

**8) If this instrument is being Re-Recorded, complete the following statement, in
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____**

TO CORRECT _____

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER _____."

Diana L. S. Rudolph, Trustee of the
Bertram F. Rudolph Jr. and Diana L.S. Rudolph
1998 Family Trust
PO Box 2267
Carmel By The Sea, CA 93921

Grantor.

Kimball L. Wallis and Joanne K. Wallis,
Sole Trustees of the Ivory Pine Revocable Living Trust
PO Box 249
St. Paul, OR 97137;

Grantees.

After recording, return to:

Ivory Pine Revocable Living Trust
c/o Kimball Wallis
PO Box 249
St. Paul, OR 97137

Send tax statements and notices to:

Ivory Pine Revocable Living Trust
c/o Kimball Wallis
PO Box 249
St. Paul, OR 97137

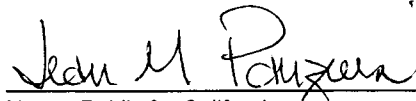
BARGAIN AND SALE DEED

Grantor: Diana L. S. Rudolph, Trustee of the Bertram F. Rudolph Jr. and Diana L.S. Rudolph 1998 Family Trust, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey to Kimball L. Wallis and Joanne K. Wallis, Sole Trustees of the Ivory Pine Revocable Living Trust under Trust Agreement dated August 17, 2021, hereinafter Grantees, and unto Grantees' heirs, successors, and assigns, the following described real property situated in Klamath County, Oregon, together with the tenements, hereditaments, and appurtenances thereunto belonging in any way appertaining, situated in Klamath County, Oregon, as described in **Exhibit A**, incorporated herein; and to Have and to Hold the same unto Grantees, and Grantees' heirs, successors, and assigns, forever.

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 under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public for California

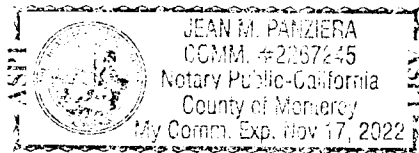


EXHIBIT A

LEGAL DESCRIPTION: Beginning at a point which is South 23° 17' West Twenty (20) feet from the southwest corner of Lot Three (3), Block Four (4), Bly, Klamath County, Oregon, according to the duly recorded plat of said townsite: thence South 23° 17' West one Hundred (100) feet, thence South 66° 43' East Fifty (50) feet, thence North 23° 17' East One Hundred (100) feet, more or less, to southerly line of alley in said Block Four (4), Bly; thence along the southerly line to said alley North 66° 43' West Fifty (50) feet, more or less to the point of beginning, being a parcel of land Fifty (50) feet by One Hundred (100) feet situated in the Lot One (1) of Section Three (3), Township Thirty-seven (37) South, Range 14 East, Willamette Meridian.

(For reference only: Klamath County Assessor Parcel #702216; Map Tax Number 3714-003AA-02600.)

The true consideration for this conveyance is \$2,600.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES, 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 26 day of September, 2022.

Diana L. S. Rudolph Trustee

Diana L. S. Rudolph, Trustee of the
Bertram F. Rudolph Jr. and Diana L.S. Rudolph
1998 Family Trust

State of CALIFORNIA

County of Monterey

)
) ss.
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On September 26, 2022 before me, Jean M. Panziera
personally appeared Diana L. S. Rudolph, 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