

Returned at Counter

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

2025-003257

Klamath County, Oregon



00341378202500032570030030

05/01/2025 02:37:21 PM

Fee: \$92.00

GRANTOR'S NAME AND ADDRESS:

Robert L. Unruh and Lori L. Moore,
Successor Trustees of the Anita J. Unruh
Trust, u.t.a.d. 09-26-1985

and

Robert L. Unruh and Lori L. Moore,
Successor Trustees of the Clark C. Unruh
Family Trust, u.t.a.d 09-26-1985
c/o Lori L. Moore
20110 Paygr Rd.
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Lori L. Moore
20110 Paygr Rd.
Malin, OR 97632

SEND TAX STATEMENTS TO:

Lori L. Moore
20110 Paygr Rd.
Malin, OR 97632

BARGAIN AND SALE DEED

ROBERT L. UNRUH and LORI L. MOORE, Successor Trustees of the ANITA J. UNRUH TRUST, u.t.a.d. 09-26-1985, and ROBERT L. UNRUH and LORI L. MOORE, Successor Trustees of the CLARK C. UNRUH FAMILY TRUST, u.t.a.d. 09-26-1985, hereinafter referred to as grantor, convey to ROBERT L. UNRUH, as to an undivided one-half interest, and LORI L. MOORE, as to an undivided one-half interest, as Tenants in Common, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel 2

A PARCEL OF LAND SITUATED IN THE NW1/4 OF SECTION 33,
TOWNSHIP 40 SOUTH, RANGE 12 EAST, WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION 35-24, CONTAINING 1.14 ACRES,
MORE OR LESS.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution of the assets of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985, and the Clark C. Unruh Family Trust, u.t.a.d. 09-26-1985.

IN WITNESS WHEREOF, the grantor has executed this instrument this 24 day of April, 2025.

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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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

ANITA J. UNRUH TRUST

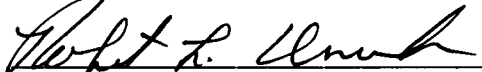


Robert L. Unruh, Successor Trustee

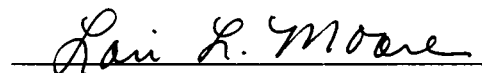


Lori L. Moore, Successor Trustee

CLARK C. UNRUH FAMILY TRUST



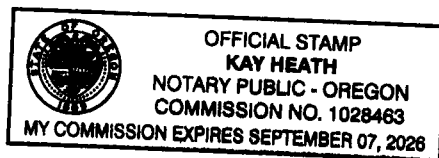
Robert L. Unruh, Successor Trustee

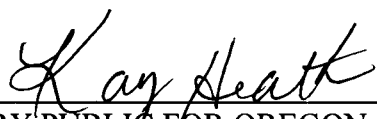


Lori L. Moore, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

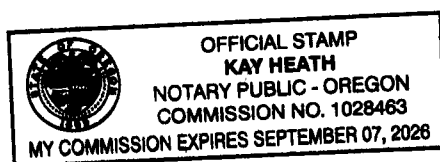
THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of April, 2025, by Robert L. Unruh, as Successor Trustee of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985.

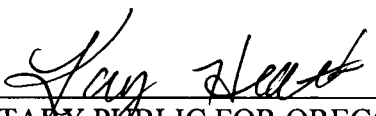



NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

STATE OF OREGON; County of Klamath) ss.

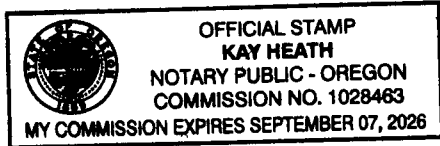
THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Lori L. Moore, as Successor Trustee of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985.




NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

STATE OF OREGON; County of Klamath) ss.

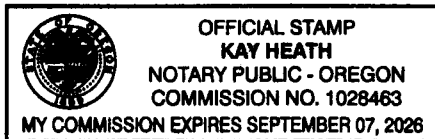
THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Robert L. Unruh, as Successor Trustee of the Clark C. Unruh Family Trust, u.t.a.d. 09-26-1985.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Lori L. Moore, as Successor Trustee of the Clark C. Unruh Family Trust, u.t.a.d. 09-26-1985.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026