

2025-003258

Klamath County, Oregon

AFTER RECORDING RETURN TO:

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



00341379202500032580040044

05/01/2025 02:39:01 PM

Fee: \$97.00

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:

Robert L. Unruh
 29303 Demeritt Road
 Malin, OR 97632

SEND TAX STATEMENTS TO:

Robert L. Unruh
 29303 Demeritt Road
 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, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

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.

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

Robert L. Unruh, Successor Trustee

Lori L. Moore

Lori L. Moore, Successor Trustee

CLARK C. UNRUH FAMILY TRUST

Robert L. Unruh

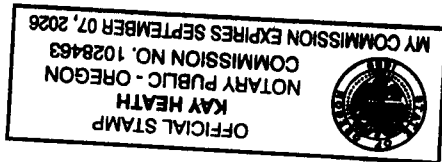
Robert L. Unruh, Successor Trustee

Lori L. Moore

Lori L. Moore, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

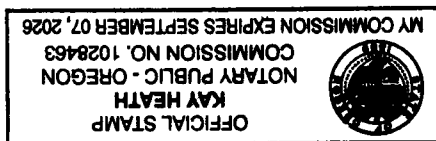
THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of
April, 2025, by Robert L. Unruh, as Successor Trustee of the Anita J. Unruh
Trust, u.t.a.d. 09-26-1985.



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 29 day of
April, 2025, by Lori L. Moore, as Successor Trustee of the Anita J. Unruh Trust,
u.t.a.d. 09-26-1985.

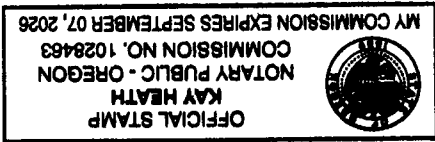


Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-7-2026

(The reminder of this page has intentionally been left blank.)

STATE OF OREGON; County of Klamath) ss.

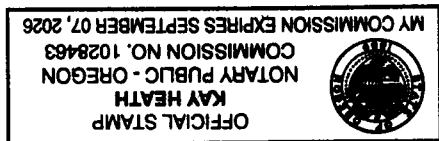
THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Robert L. Unruh, as Successor Trustee of the Clark C. Unruh Family Trust, u.t.a.d. 09-26-1985.



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

Exhibit "A"
Attached to and made a part of
Bargain and Sale Deed
wherein Robert L. Unruh and Lori L. Moore,
Successor Trustees of the Clark C. Unruh Family
Trust, u.t.a.d. 09-26-1985

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

DESCRIPTION

Parcel 1

A PARCEL OF LAND SITUATED IN THE SW1/4 OF SECTION 28 AND THE NW1/4 OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 12 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 33, THENCE NORTH 00°06'01" WEST A DISTANCE OF 2643.91 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 28 AND 33; THENCE NORTH 00°09'48" EAST A DISTANCE OF 1325.93 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 28; THENCE SOUTH 89°28'20" WEST A DISTANCE OF 1325.74 TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 28; THENCE SOUTH 00°00'14" WEST A DISTANCE OF 1327.59 FEET TO THE WEST 1/16 CORNER COMMON TO SAID SECTIONS 28 AND 33; THENCE SOUTH 00°09'21" EAST A DISTANCE OF 2640.50 FEET TO THE CENTER-WEST 1/16 OF SAID SECTION 33; THENCE NORTH 89°25'09" EAST A DISTANCE OF 333.18 FEET; THENCE NORTH A DISTANCE OF 211.12 FEET; THENCE EAST A DISTANCE OF 208.74 FEET; THENCE SOUTH A DISTANCE OF 209.47 FEET; THENCE NORTH 89°32'55" EAST A DISTANCE OF 785.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 120 ACRES, MORE OR LESS. THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE BEND-KLAMATH FALLS ZONE OF THE OREGON COORDINATE REFERENCE SYSTEM.