

2025-004407

Klamath County, Oregon



00342760202500044070040041

06/10/2025 10:23:41 AM

Fee: \$97.00

AFTER RECORDING RETURN TO:

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

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 22 day of May, 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

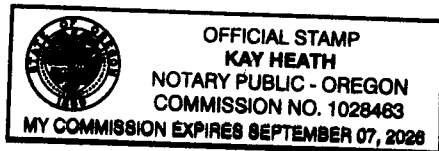
Robert L. Unruh, Successor Trustee

Lori L. Moore

Lori L. Moore, Successor Trustee

STATE OF OREGON; County of Klamath) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of
June, 2025, by Robert L. Unruh, as Successor Trustee of the Anita J. Unruh
Trust, u.t.a.d. 09-26-1985.



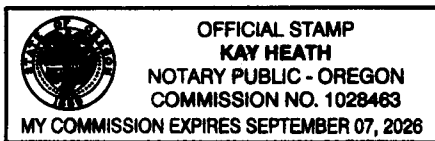
Kay Heath

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



Kay Heath

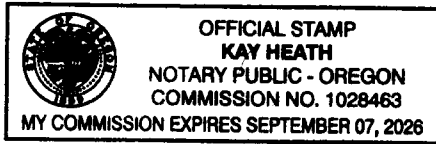
NOTARY PUBLIC FOR OREGON

My Commission expires: 9-7-2026

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STATE OF OREGON; County of Klamath) ss.

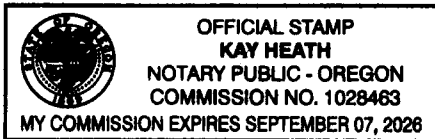
THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of June, 2025, by Robert L. Unruh, as Successor Trustee of the Clark C. Unruh Family Trust, u.t.a.d. 09-26-1985.



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 22 day of May, 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

All that part of the S½SE¼ of Section 6, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said S½SE¼; thence South along the West line of said S½SE¼, 920 feet, more or less, to the North bank of the irrigation ditch running Easterly across said S½SE¼ as now located and constructed; thence Easterly following the said North bank of said irrigation ditch as now located and constructed across the said S½SE¼ to the East line of said S½SE¼; thence North on the East line of said S½SE¼ to the Northeast corner of said S½SE¼; thence West along the North line thereof 2,640 feet more or less, to the point of beginning, off the North side of said S½SE¼ of said Section 6, Township 41 South, Range 12 East of the Willamette Meridian.

(Property ID No.: 108742
Map Tax Lot No.: 4112-00600-01400)