

**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.

2026-004531

Klamath County, Oregon

05/21/2026 12:50:01 PM

Fee: \$107.00

**AFTER RECORDING RETURN TO:**

Law Office of Paul Heatherman PC

PO Box 8

Bend, OR 97709

**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**

Scott Lee Runels and Margie B. Runels, husband and wife

**3) Indirect Party/Grantees ORS 205.125(1)(a) and 205.160**

Scott L. Runels and Margie B. Runels, Trustees of the Runels Living Trust dated May 4, 2026, and any amendments thereto

**4) True and Actual Consideration**

ORS 205.030(5) - Amount Stated in dollars or Other

\$ \_\_\_\_\_  Other

**5) Send Tax Statement To:**

Runels Living Trust

PO Box 39

Fort Rock, OR 97735

**6) Satisfaction of Order or Warrant**

ORS 205.125(1)(e)

Check One (if applicable): Full   
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 Grantor TO CORRECT Grantor's name PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE/INSTRUMENT NUMBER 2026-004036."**



**EXHIBIT "A"**  
**DESCRIPTION OF PROPERTY**

**PARCEL 1:**

The S  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Southern Pacific Railroad right of way.

**PARCEL 2:**

The S  $\frac{1}{2}$  N  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Southern Pacific Railroad right of way.

**PARCEL 3:**

All that portion of the E  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, lying Easterly of the Southern Pacific Railroad, Klamath County, Oregon.

Send Tax Statements to Grantee at:  
The Runels Living Trust  
PO Box 39  
Fort Rock, OR 97735

**2026-004036**  
Klamath County, Oregon  
05/07/2026 10:30:02 AM  
Fee: \$92.00

After Recording return to:  
Law Office of Paul Heatherman PC  
PO Box 8  
Bend, OR 97709

**BARGAIN AND SALE DEED**

Scott L. Runels and Margie B. Runels, husband and wife, Grantors, convey to Scott L. Runels and Margie B. Runels, Trustees of the Runels Living Trust dated May 4, 2026, and any amendments thereto, Grantee, the following described real property located in Klamath County, Oregon:

***See Attached "Exhibit A" for Legal Description***

SUBJECT TO all liens, covenants, encumbrances, reservations, restrictions and easements of record.

The true consideration for this conveyance is NONE (estate planning purposes).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 on May 4, 2026.

[Redacted Signature]

Scott L. Runels, Grantor

[Redacted Signature]

Margie B. Runels, Grantor

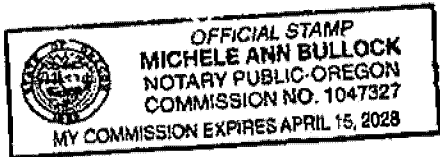
STATE OF OREGON            )  
  ) ss.  
County of Deschutes        )

Personally appeared before me the above named Scott L. Runels and Margie B. Runels and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me on May 4, 2026.

[Redacted Signature]

NOTARY PUBLIC FOR OREGON



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