mTC- U5 323 MS

Vol_MO4_Page 44584

State of Oregon, County of Klamath Recorded 07/07/2004 3:03 p Vol M04 Pg 44 584 - 88 p

Linda Smith, County Clerk Fee \$ 4/00 # of Pas THIS SPACE RESER # of Pgs <u>5</u>

After recording return to: Randal L. Cederlind and Sheryl D. Cederlind, Trustees of the Cederlind Trust dated May 27, 1997

2225 Applegate Avenue

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to The following address:

Randal L. Cederlind and Sheryl D. Cederlind, Trustees of the Cederlind Trust dated May 27, 1997

2225 Applegate Avenue Klamath Falls, OR 97601

Escrow No.

MT65323-MS

STATUTORY WARRANTY DEED

Stephen D. Duncan and Maria T. Duncan, Trustees of the Duncan Family Trust, Grantor(s) hereby convey and warrant to Randal L. Cederlind and Sheryl D. Cederlind, Trustees of the Cederlind Trust dated May 27, 1997, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 3, Block 6 of Tract 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No:

4008-020B0-02600-000

Key No:

624211

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$296,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

SEE SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF

SEE ALSO FIRST RIGHT OF REFUSAL ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"



SIGNATURE PAGE

Stephen D. Duccan, and Maria T. Duncan, Trustees of the Duncan Family Trust
BY: Stephen D. Duncan, Trustee
BY: Maria T. Duncan, Trustee
STATE OF CALIFORNIA
COUNTY OF ORANGES.
On Joly 6, , 2004 before me, K. CATTEN personally appeared , Trustee(s) of the Duncan Family Trust personally known to me (or
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 executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
K. GATTEN Commission # 1304763 Notary Public - California Orange County My Comm. Expires May 17, 2005
STATE OF OREGON
COUNTY OF 2004
7
Personally appeared the above named
acknowledged the foregoing instrument to be
WITNESS My hand and official seal. (seal)
Notary Public State of
My Commission/expires:

Stephen D. Duncan and Maria 1. Duncan, Trustees of the Duncan Family Trust
BY: Stephen D. Duncan, Trustee
Maria T. Duncan, Trustee
STATE OF CALIFORNIA , ,
COUNTY OF \
, Truster(s) of the Duncan Ramily Trust personally known to me (c
proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrumer and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Signature
STATE OF OREGON COUNTY OF SS. 2004
Personally appeared the above named Maria T. Suncan as and acknowledged the foregoing instrument to be her voluntary act.
WITNESS My hand and official seat. (seal) OFFICIAL SEAL TAMARA L MC DANIEL NOTARY PUBLIC- OREGON MY COMMISSION NO. 351161
Notary Public State of USOV MY COMMISSION NO. 351161 MY COMMISSION EXPIRES DEC 17, 2005
My Commission expires: 12/17/05

12

26

Addendum Page _____ of ____ Pages 44

			_
ADDENDUM T	O REAL ESTATE SALE AG	GREEMENT	
The Oregon Real Estate Agency has reviewed this form to	•	•	•
This is an Addendum to: Real Estate Sale Re: Real Estate Sale Agreement No.		-	,,,
Buyer:		Addendam No	-
Seller: DUN			
The real property described as:		AR TRAIL	
SELLER AND BUYER HEREBY AGREE AGREEMENT REFERENCED ABOVE.	THE FOLLOWING SHALL BE A	PART OF THE REAL EST	ATE SALE
SELLER	GIVES BUYER	A FIRST	
RIGHT OF RE	FUSAL ON U	TUBJATO	
TAX LOTS	4008-020B0- 4008-020B0-		
This, as	dendum us	ill becom	ع
and will	be regorde	with	
Lupon CS	soing.		
Jos Gu	the clairing	Dieation	the
particular	ly described	as follow	जे.
Block (8 00	h one-half of	lots and	2(
Trails			
In the	evert purchas	us (Cedarl	end)
MOUND AUX 1345	Lamita County	Segon the	5
gage ment	caesarne quella	ens Noca.	
Buyer Signature_	Date	,A.M.	P.M.
Buyer Signature	Date	,A.M.	P.M.
Seller Signature	Date	HUIOU, GAM.	P.M.
Seller Signature	Date	,A.M.	P.M.
Listing Licensee Listing Firm Broker Initials/Date	Selling Licensee	nitials/Date/	holm

ADDENDING TO BEN ECTATE ON E ACDEFMENT

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Addendum Page _____ of ____ Pages 4

3.

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ADDENDUM TO DEAL	
ADDENDUM TO REAL	ESTATE SALE AGREEMENT
This is an Additional way to D. S. H. S. H. C. H. A.	h the applicable provisions in ORS.696 and finds that it compiles with those provisions
This is an Addendum to: Real Estate Sale Agreemen	nt Seller's Counter Offer Buyer's Counter Offer
	Dated 5-18-04 Addendum No
Buyer: CFDERLIND Seller: DUNCAN	
	458 CEPAR TRAIL
The real property described as: \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	458 CEDAR TRAIL
SELLER AND BUYER HEREBY AGREE THE FOLL	OWING SHALL BE A PART OF THE REAL ESTATE SALE
AGREEMENT REFERENCED ABOVE.	
DELLER GIVES	BUYER A FIRST
BUILT OF RETURN	L ON UDJACENT
THEN OF ICTOSA	C ON OTHER TO
TAX LOTS 4008	2-02030-62701-000
	-020B0-02801-000
	Λ
This, adden	tum will become
a part of the	e warranty deed
and will be	regarded with
the Dlamath	ounty Clarks office
cupon closino	7-
	J
to further	clairifustion the
above tax lot	numbers l'are more
particularly of	uscribed as pollows.
The North one	- half of los and 2,
Block a of In	act 0 01083, Codan
- Trails.	
Anytha wat	= box all and all all
0/000000 0000 1211-8 08	Junghasus (earlesa)
14(0000 1375) (2	aar Indicator of Stock Co
The state of the s	in the same and the same
page men were also	THE GUILLAND NOCK.
J	-
Buyer Signature frankly, White	Date 7-6-04, 8:39AM P.M.
Buyer Signature	Date 7-6-04, 830 A.M. P.M.
Seller Signature Dula	Date 7/110 H, A.M. P.M.
Seller Signature	Date,A.MP.M.
isting Licensee	Selling Licensee Pandice Sono John
isting Electrisee	Selling Firm Broker Initials/Date

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