



MTT- 65323 MS

Vol M04 Page 44584

State of Oregon, County of Klamath  
Recorded 07/07/2004 3:03 p m  
Vol M04 Pg 44584-88  
Linda Smith, County Clerk  
Fee \$ 4/00 # of Pgs 5

THIS SPACE RESER

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.

Dated this 1 day of July 2004

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"

4/00  
Lam

## SIGNATURE PAGE

Stephen D. Duncan and Maria T. Duncan, Trustees of the Duncan Family Trust

BY: *[Signature]*

Stephen D. Duncan, Trustee

BY: \_\_\_\_\_

Maria T. Duncan, Trustee

STATE OF CALIFORNIA

COUNTY OF ORANGE <sup>ss.</sup>

On JULY 6, 2004 before me, K. GATTEN personally appeared  
STEPHEN D. DUNCAN, 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.

Signature \_\_\_\_\_

*[Signature]*

STATE OF OREGON

COUNTY OF \_\_\_\_\_ <sup>ss.</sup> \_\_\_\_\_ 2004

Personally appeared the above named \_\_\_\_\_ and  
 acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

WITNESS My hand and official seal. (seal)

Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

Stephen D. Duncan and Maria T. Duncan, Trustees of the Duncan Family Trust

BY: \_\_\_\_\_

Stephen D. Duncan, Trustee

BY: Maria T. Duncan, Trustee  
Maria T. Duncan, Trustee

STATE OF CALIFORNIA

ss. \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2004 before me, \_\_\_\_\_ 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.

Signature \_\_\_\_\_

STATE OF OREGON

ss. July 1 2004

COUNTY OF Klamath

Personally appeared the above named Maria T. Duncan as Trustee of the Duncan Family Trust and acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal.

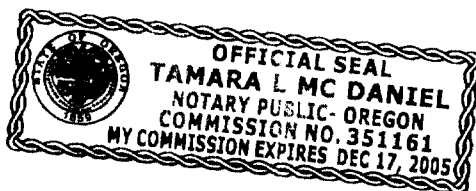
(seal)

Tamara L. McDaniel

Notary Public

State of Oregon

My Commission expires: 12/17/05





ADDENDUM TO REAL ESTATE SALE AGREEMENT

The Oregon Real Estate Agency has reviewed this form for compliance with the applicable provisions in ORS.696 and finds that it complies with those provisions.

This is an Addendum to: ☐ Real Estate Sale Agreement ☒ Seller's Counter Offer ☐ Buyer's Counter Offer

Re: Real Estate Sale Agreement No. 1373078 Dated 5-18-04 Addendum No. "C"

Buyer: CEDERLIND

Seller: DUNCAN

The real property described as: 13458 CEDAR TRAIL

SELLER AND BUYER HEREBY AGREE THE FOLLOWING SHALL BE A PART OF THE REAL ESTATE SALE AGREEMENT REFERENCED ABOVE.

SELLER GIVES BUYER A FIRST  
RIGHT OF REFUSAL ON ADJACENT

TAX LOTS 4008-02030-02701-000  
4008-02030-02801-000

This addendum will become  
a part of the warranty deed  
and will be recorded with  
the Clatsop County Clerk's office  
upon closing.

For further clarification the  
above tax lot numbers are more  
particularly described as follows.

The North one-half of Lots 1 and 2,  
Block 6 of Tract 1083, Cedar  
Trails.

In the event purchaser (Cederlind)  
should sell 13458 Cedar Trails, Lot 3, Block 6  
of Tract 1083, Clatsop County, Oregon, this  
agreement shall become null and void.

Buyer Signature [Signature] Date \_\_\_\_\_, \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

Seller Signature [Signature] Date May 18, 2004, \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_, \_\_\_\_\_ A.M. \_\_\_\_\_ P.M.

Listing Licensee \_\_\_\_\_ Selling Licensee Candice Sorensen  
Listing Firm Broker Initials/Date \_\_\_\_\_ Selling Firm Broker Initials/Date \_\_\_\_\_



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Trails.

In the event purchaser (Cederlend)  
should sell 13458 Cedar Trails, Lot 3 Block 6  
of Tract 1083, Clatsop County, Oregon, this  
agreement will become null and void.

Buyer Signature [Signature] Date 7-6-04 8:30 A.M. P.M.

Buyer Signature [Signature] Date 7-6-04 8:30 A.M. P.M.

Seller Signature [Signature] Date 7/1/04 A.M. P.M.

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_ A.M. P.M.

Listing Licensee \_\_\_\_\_ Selling Licensee Candice Sorensen

Listing Firm Broker Initials/Date \_\_\_\_\_ Selling Firm Broker Initials/Date \_\_\_\_\_