

MT-71651KR



M06-03155

Klamath County, Oregon

02/17/2006 02:54:19 PM

Pages 3 Fee: \$31.00

After recording return to:

Donald Bedford

331 West Avenue

Gustine, CA 95322

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

Donald Bedford

331 West Avenue

Gustine, CA 95322

Escrow No. MT71651-KR

Title No. 0071651

SWD

STATUTORY WARRANTY DEED

Kenneth J. Catanzarite, Grantor(s) hereby convey and warrant to **Donald Bedford and Tracy Bedford, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

A portion of the SW1/4 of Section 36, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of the SW1/4 SW1/4 of said Section 36; thence North along the East line of said SW1/4 SW1/4 a distance of 660 feet; thence Northwesterly in a straight line a distance of 1477 feet, more or less, to the Northwest corner of the SW1/4 SW1/4, said Section 36; thence North along the West line of said SW1/4 of Section 36, a distance of 341 feet, more or less, to a point which is 979 feet South of the Northwest corner of said SW1/4; thence East, on a line parallel with and 979 feet at right angles South of the North line of said SW1/4, a distance of 1,581.0 feet to a point; thence South parallel with the West line of said SW1/4, a distance of 1661 feet, more or less, to the South line of said SW1/4; thence West along said South line a distance of 261.0 feet to the point to the point of beginning.

Tax Account No: 3611-03600-00600-000

Key No: 337166

TOGETHER WITH the following appurtenant easement for ingress and egress.

1. Easement recorded on August 19, 1971 in volume M71, Page 8753, records of Klamath County, Oregon. 2. Easement recorded on August 19, 1971 in volume M71, Page 8754, records of Klamath County, Oregon. 3. Easement recorded on August 19, 1971 in volume M71, Page 8755, records of Klamath County, Oregon. 4. Easement recorded on August 26, 1971 in volume M71, Page 9087, records of Klamath County, Oregon. 5. Easement recorded on March 1, 1974 in volume M74, Page 2991, records of Klamath County, Oregon. 6. Easement recorded on January 29, 1982 in volume M82, Page 1200, records of Klamath County, Oregon. 7. Easement recorded on November 4, 2005 in volume M05, Page 68313, records of Klamath County, Oregon.

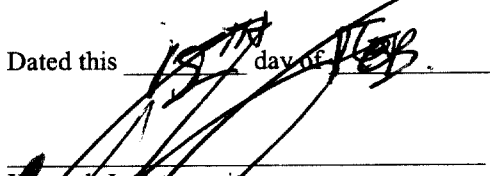
3.0

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 **\$45,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 18th day of FEB, 2006.



Kenneth J. Catanzarite
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2006 by Kenneth J. Catanzarite.

(Notary Public for Oregon)
My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

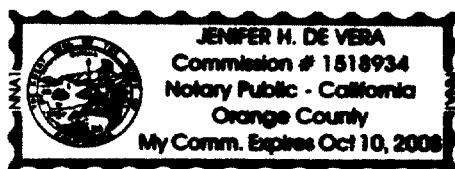
State of California

County of Orange } ss.

On February 15, 2006, before me, Jenifer H. de Vera, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Kenneth J. Catanzarite,
Name(s) of Signer(s)

☒ personally known to me

☐ 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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Jenifer H. de Vera
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: February 15, 2006 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth J. Catanzarite

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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