

2006-020208

Klamath County, Oregon



00005729200600202080030032



After recording return to:
Donald G Tedford and Phyllis J
Tedford

410 E. Day School Rd
Chiloquin, OR. 97624

Until a change is requested all tax statements
shall be sent to the following address:
Donald G Tedford and Phyllis J Tedford
Address as shown above.

File No.: 7021-817422 (MTA)
Date: October 02, 2006

THIS SPACE

10/06/2006 03:53:23 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Andrew A Patterson, Trustee of the BMRMG, LLC 401(k) Plan Trust and William M. Ganong or Marie Ganong, Trustees of the WMGPS Trust, Grantor, conveys and warrants to **Donald G Tedford and Phyllis J Tedford, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$143,000.00**. (Here comply with requirements of ORS 93.030)

31.-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 6th day of October, 2006.

BMRMG LLC 401k Plan and WMGPS Trust,
each as to an undivided 1/2 interest

Andrew A. Patterson
Andrew A. Patterson, Trustee

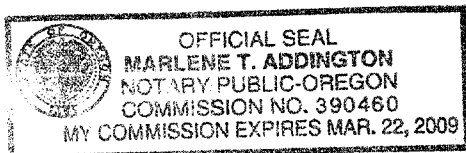
William M. Ganong
William M. Ganong, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6th day of October, 2006
by Andrew A Patterson and William M. Ganong as Trustees of BMRMG, LLC 401(k)
Plan Trust and WMGPS Trust, respectively,, on behalf of the Trusts. ma n.p.

Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009



APN: **R251051**

Statutory Warranty Deed
- continued

File No.: **7021-817422 (MTA)**
Date: **10/02/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land lying in the N 1/2 N 1/2 NW 1/4 of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron rod marking the Southwest corner of said N 1/2 N 1/2 NW 1/4 and running; thence East on the South line of said tract 660 feet, thence North parallel to the west line of said Section 34, 330 feet; thence West parallel to the South line of said N 1/2 N 1/2 NW 1/4 660 feet to the West line of said Section 34; thence South along said West line 330 feet to the point of beginning.