

2009-015004

Klamath County, Oregon



00075882200900150040030035

11/23/2009 02:54:07 PM

Fee: \$47.00

After Recording Return to:

ANNE BEDFORD, SUCCESSOR TRUSTEE

1172 Bobolink Dr.
Vista Ca. 92083-3060Until a change is requested all tax statements
shall be sent to the following address:

Same as above

ATE 67334

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **SUSAN J. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD AND SUSAN J. BEDFORD TRUST DATED JANUARY 3, 1996**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ANNE M. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD TRUST DATED JUNE 07, 2004**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of **KLAMATH COUNTY**, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **SCONVEY TITLE ONLY**.

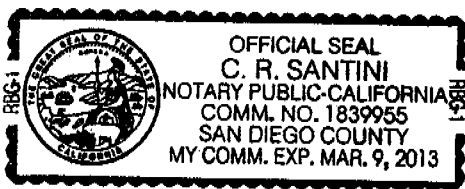
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument **November 16, 2009**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

WILLIAM L. BEDFORD AND SUSAN J. BEDFORD
TRUST, DATED JANUARY 3, 1996

BY: Susan J. Bedford
SUSAN J. BEDFORD, SUCCESSOR TRUSTEE

STATE OF CALIFORNIA, County of San Diego, ss.

The foregoing instrument was acknowledged before me this 17th
DAY OF November, 2009, by **SUSAN J. BEDFORD,**
SUCCESSOR TRUSTEE of **THE WILLIAM L. BEDFORD AND**
SUSAN J. BEDFORD TRUST.

C. R. Santini

Notary Public for California

My commission expires: March 9, 2013

See attached California all-purpose

BARGAIN AND SALE DEED

WILLIAM L. BEDFORD TRUST OF JUNE 7 2004, as
grantor

and

ANNE M BEDORD, SUCCESSOR TRUSTEE, as grantee

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 67334MS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On November 19, 2009 before me,

C. R. Santini (Notary Public)

personally appeared Susan J. Bedford

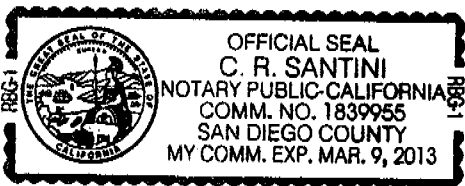
Here Insert Name and Title of the Officer

Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature CR

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: Bargain and Sale Deed

Document Date: November 19, 2009

Number of Pages: One

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

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
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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Exhibit A

A portion of Lot 17, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Lot 17, said point being East 540 feet from the Southwest corner of said Lot 17; thence continuing South $89^{\circ} 59' 20''$ East 540 feet to a point; thence North $1^{\circ} 23' 26''$ East to the Southerly right of way line of Red Fir Lane; thence Northwesterly along said Southerly right of way line to a point due East of a point North $1^{\circ} 23' 26''$ East 750 feet and East 540 feet from the Southwest corner of said Lot 17; thence West to that point North $1^{\circ} 23' 26''$ East 750 feet and East 540 feet from the Southwest corner of said Lot 17; thence South $1^{\circ} 23' 26''$ West 750 feet to the point of beginning.

CODE: 008 MAP: 3313-02700 TL: 00400 KEY: 178907