

2009-015005

Klamath County, Oregon

After Recording Return to:

GREGORY A. THOMAS and DEBORAH THOMAS

8507 Sun Harbor Drive
Bakersfield, Ca. 93312

Until a change is requested all tax statements

Shall be sent to the following address:

GREGORY A. THOMAS and DEBORAH THOMAS

Same as above

ATE 67334



00075883200900150050020024

11/23/2009 02:54:24 PM

Fee: \$42.00

WARRANTY DEED

(INDIVIDUAL)

ANNE M. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD TRUST OF JUNE 7 2004, herein called grantor, convey(s) to GREGORY A. THOMAS and DEBORAH THOMAS, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

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

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$5,500.00.
(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.

Dated [November 16, 2009].

WILLIAM L. BEDFORD TRUST OF JUNE 7 2004

Anne M. Bedford Successor Trustee

BY: ANNE M. BEDFORD, SUCCESSOR TRUSTEE

STATE OF CALIFORNIA, County of San Diego ss.

On NOV. 19th, 2009 personally appeared the above named ANNE M. BEDFORD, SUCCESSOR TRUSTEE OF THE WILLIAM L. BEDFORD TRUST OF JUNE 7 2004 and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



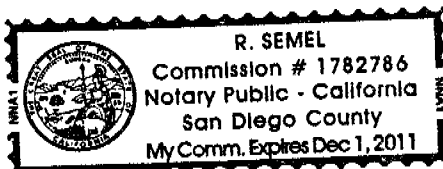
525 Main Street
Klamath Falls, OR 97601
Order No.: 67334MS

Before me:

Notary Public for California

My commission expires: 12/01/2011

Official Seal



ATE 7142

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