

2009-015007

Klamath County, Oregon



00075885200900150070020028

11/23/2009 02:55:11 PM

Fee: \$42.00

After Recording Return to:

MATTHEW JOSEPH THOMAS

MATTHEW C. APPEL

LUKAS P. ~~NORVAK~~ *Novak*

CULLY W. WAKELIN

8507 Sunharbor Drive
Bakersfield, Ca. 93312

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above

ATE 67335

WARRANTY DEED

(INDIVIDUAL)

ANNE M. BEDFORD, SUCCESSOR TRUSTEER OF THE WILLIAM L. BEDFORD TRUST OF JUNE 07 2004, herein called grantor, convey(s) to MATTHEW JOSEPH THOMAS, AS TO AN UNDIVIDED 1/4 INTEREST and MATTHEW C. APPEL, AS TO AN UNDIVIDED 1/4 INTEREST and LUKAS P. *Novak* ~~NORVAK~~, AS TO AN UNDIVIDED 1/4 INTEREST and CULLY W. WAKELIN, AS TO AN UNDIVIDED 1/4 INTEREST ALL AS TENANTS IN COMMON, 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 07 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 07 2004 and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



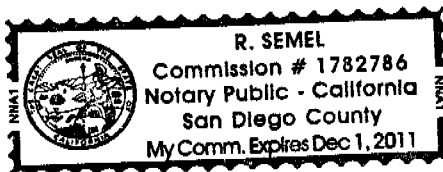
525 Main Street
Klamath Falls, OR 97601
Order No.: 67335MS

Before me:

Notary Public for California

My commission expires *12/01/2011*

Official Seal



ATE 442

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 the Southwest corner of said Lot 17; thence North along the West line of said lot 750 feet; thence East 540 feet; thence South $01^{\circ} 23' 26''$ West 750 feet to the South line of said Lot 17; thence West along the South line of said Lot 17, 540 feet to the point of beginning, ALSO know as Lot 17D, Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT.

CODE: 008 MAP: 3313-02700 TL: 00500 KEY: 178890