

Returned to Counter

2011-008935
Klamath County, Oregon



08/03/2011 10:59:54 AM

Fee: \$57.00

This instrument prepared by:
Patrick Lee Bedingfield
2945 Chancery Circle,
Medford, Or 97504

And When Recorded Mail to And
Send Future Tax Bills To:
Patrick Lee Bedingfield and Terry Lee Bedingfield
2945 Chancery Circle
Medford, Oregon 97504

Property Tax Account Number: R313556

WARRANTY DEED

This Warranty Deed is made as of the 5th day of July, 2011, by Clyde H. Bedingfield and Rosezella Bedingfield. Trustees of the Bedingfield Family Trust u.a.d. whose mailing address is 7492 Sterling Creek Road, Jacksonville Oregon 97530, (hereinafter referred to as the "Grantor"), to Patrick Lee Bedingfield and Terry Lee Bedingfield, Husband and Wife, as Joint Tenants with Rights of Survivorship, whose mailing address is: 2945 Chancery Circle, Medford Oregon 97504 (hereinafter referred to as the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and the assigns of trustees, partnerships, and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of EIGHTEEN THOUSAND DOLLARS AND 00/100 (\$18,000.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, and to that certain real property situated, lying and being in Klamath County, Oregon (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made part hereof.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging

or in anywise appertaining.

To HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, through or under the Grantor, but against no others. This conveyance is subject to: Existing taxes, assessments, liens, encumbrances, easements of record, rights of way, covenants, conditions, and restrictions.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its managing member thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

SCHEDULE "A"

LEGAL DESCRIPTION

Lot 20, Pelican Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Conditions and restrictions of record.

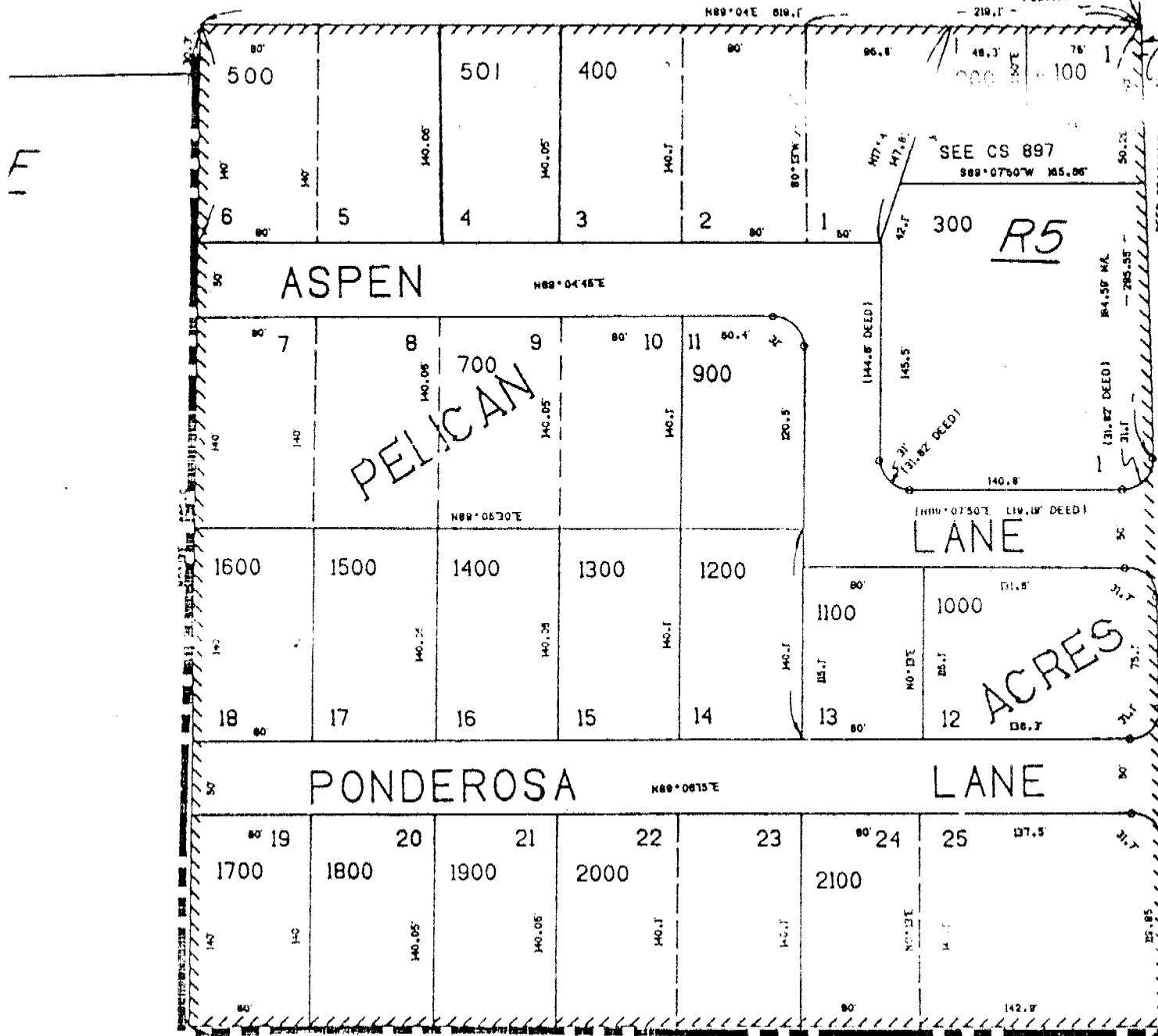
1/4 SEC. 10 T.36S. R.06E. W.M.
 KLAMATH COUNTY

1"=100'



Continued on this map print is the location of the property in our order No. K-45004. It is not a survey. Does not show the location of any improvements and since it is furnished as a reference only the company assumes no liability for any errors therein.

SEE MAP 36 06 03CC



S89°07'W 842.8

Dated: July 6, 2011

Cliff H. Bedingfield Trustee Bedingfield Family Trust
Signature of Grantor

Rose-Zella Bedingfield Trustee Bedingfield Family Trust
Name of Grantor

[Signature]
Signature of Witness #1

Peter EVANS
Printed Name of Witness #1

Heane F. Davis
Signature of Witness #2

Ileana F. DAVIS
Printed Name of Witness #2

State of CA County of Sacramento
On 7-6-11, the Grantor, Cliff H. Bedingfield,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Wendi Marie Wilchek
Notary Signature

Notary Public,

In and for the County of Sacramento State of CA

My commission expires: 5-3-13 Seal

Send all tax statements to Grantee.

