

After Recording Return To:  
Leahy, Van Vactor, Cox & Melendy, LLP  
188 West B Street, Building N  
Springfield, OR 97477

Until Requested otherwise,  
send all tax statements to:  
Nick and Wanda Wedmore  
513 S. 4<sup>th</sup> Street  
Springfield, OR 97477

2013-006466

Klamath County, Oregon



00137269201300064660010018

06/10/2013 09:39:41 AM

Fee: \$37.00

### BARGAIN AND SALE DEED

Nick D. Wedmore and Wanda Wedmore, Grantors, convey, bargain and sell to Nick Duane Wedmore and Wanda Kay Wedmore, trustees of the Nick and Wanda Wedmore Trust dated June 4, 2013, Grantees, the following real property situated in Klamath County, Oregon, and more particularly described as follows:

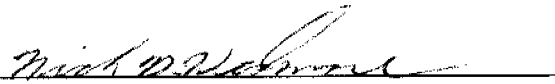
A tract of land situated in the SW 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of the SW 1/4 NE 1/4 of said Section 18; thence North 100.0 feet to an iron pin; thence West a distance of 632.5 feet to the approximate center of Crescent Creek; thence Southerly and Easterly along the center line of Crescent Creek (downstream) to a point which is West a distance of 534.5 feet from the point of beginning; thence East 534.5 feet, more or less, to the point of beginning.

The true consideration of this conveyance is other than monetary.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

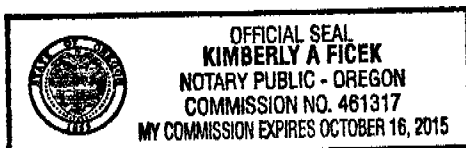
DATED this 4<sup>th</sup> day of June, 2013.

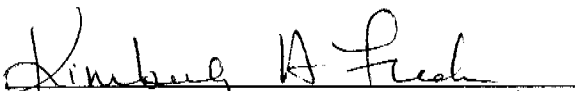
  
Nick D. Wedmore

  
Wanda Wedmore

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on June 4, 2013, by Nick D. Wedmore and Wanda Wedmore.



  
Notary Public for Oregon