



THIS SPACE RESERVED FOR

2013-010969
Klamath County, Oregon
09/27/2013 10:10:28 AM
Fee: \$42.00

After recording return to:

T & T Bengard Family Trust dated July 15,
2008

P.O. Box 80090

Salinas, CA 93912

Until a change is requested all tax statements
shall be sent to the following address:

T & T Bengard Family Trust dated July 15,
2008

P.O. Box 80090

Salinas, CA 93912

Escrow No. MT98910-CT

Title No. 0098910

SWD r.020212

STATUTORY WARRANTY DEED

Beverly A. Trackwell who acquired title as Beverly A. Barrows,

Grantor(s), hereby convey and warrant to

Thomas D. Bengard and Terry M. Bengard, Co-Trustees of the T & T Bengard Family Trust dated July 15, 2008,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The SE1/4 of the SE1/4 of Section 34, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying within the boundaries of South Poe Valley County Road No. 1097.

TOGETHER WITH that portion of the SW1/4 SW1/4 of Section 35, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, conveyed to Stephen W. Barrows by deed recorded April 11, 2006 in Volume M06, page 06997, Microfilm Records of Klamath County, Oregon, to complete property line adjustment 1-01, described as follows:

Beginning at the intersection of an existing ditch and the West line of said Section 35, from which the Southwest corner of said Section 35 bears South 00° 10' 04" West 946.54 feet; thence North 23° 57' 51" East, along the existing ditch, 411.93 feet to a point on the North line of the said SW1/4 SW1/4; thence North 89° 49' 33" West, along the said North line, 166.21 feet to the South 1/16 corner on the West line of said Section 35; thence South 00° 0' 04" West 376.93 feet to the point of beginning, bearings based on record of Survey 6803 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is **\$270,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2013-2014 Real Property Taxes a lien not yet due and payable.

42.00 amt.

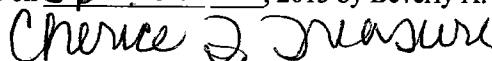
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of September, 2013.


Beverly A. Trackwell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 26, 2013 by Beverly A. Trackwell.



(Notary Public for Oregon)



My commission expires

6/17/2016