



After recording return to:
Bruce L Vait
1019 Laurel St
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Bruce L Vait
1019 Laurel St
Klamath Falls, OR 97601

File No.: 7021-2240570 (MT)
Date: April 23, 2014

THIS SPACE RESERVED FOR RECORD

2014-005243
Klamath County, Oregon
05/15/2014 02:50:25 PM
Fee: \$52.00

STATUTORY WARRANTY DEED

Bert Bamforth and Judith Alene Bamforth, as Trustees of the Bamforth Joint Property Trust, dated September 24, 2007, Grantor, conveys and warrants to **Bruce L Vait, an unmarried man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$89,900.00**. (Here comply with requirements of ORS 93.030)

1st 52-

APN: R532436

Statutory Warranty Deed
- continued

File No.: 7021-2240570 (MT)

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 14 day of May, 2014.

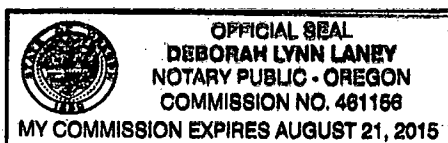
Bert Bamforth and Judith Alene Bamforth, as
Trustees of the Bamforth Joint Property Trust

Bert Bamforth, TTEE
Bert Bamforth, Trustee

Judith Alene Bamforth, TTEE
Judith Alene Bamforth, Trustee

STATE OF Oregon)
)ss.
County of Jackson)

This instrument was acknowledged before me on this 14 day of May, 2014
by as of Bert Bamforth and Judith Alene Bamforth, as Trustees of the Bamforth Joint Property Trust, on
behalf of the Trust.



Deborah Laney
Notary Public for Oregon
My commission expires: 8-21-15

APN: R532436

Statutory Warranty Deed
- continued

File No.: 7021-2240570 (MT)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Commencing at a point 1564 feet East and 100 feet South of the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 140 feet; thence South 50 feet; thence West 140 feet; thence North 50 feet to the point of beginning, being a portion of the SE 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO the S 1/2 of the following described tract of land; Beginning 1564 feet East and 50 feet South of the Southwest corner of the NW 1/4 of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence 50 feet South; thence East 160 feet; thence North 50 feet; thence 160 feet West to the place of beginning.

Parcel 2:

That portion of the Southeast quarter of the Northwest quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at a point 1564 feet East and 150 feet South of the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 5, thence East 140 feet to the point of beginning of this description; thence North 50 feet; thence East 20 feet; thence South 50 feet; thence West 20 feet to the point of beginning.