

EA

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2014-011946

Klamath County, Oregon



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11/17/2014 08:25:15 AM

Fee: \$42.00

 book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
 and/or as fee/file/instrument/microfilm/reception  
 No. \_\_\_\_\_, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

 Joseph A Bedard  
 29940 SW Brown Rd Apt107  
 Wilsonville OR 97070  
Grantor's Name and Address  
 Robert Kelly and Gail E  
 Edmundson  
 606 Applegate Rd.  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Yoncalla Or. 97499

Until requested otherwise, send all tax statements to (Name, Address, Zip):

 Gail L. Edmundson  
 606 Applegate Street  
 Yoncalla, OR 97499

 SPACE RESERVED  
 FOR  
 RECORDER'S USE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Joseph A Bedard
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Robert P. Kelly and  
Gail L. Edmundson

 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

 Lot9, Block 4, Tract No. 1042, Two Rivers North, situated in  
 Section 36, Township 25 South, and sections 1, Township 26 South,  
 Range 7 East, Willamette Meridian, Klamth County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

 And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
No Exceptions
 \_\_\_\_\_, and that  
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all  
 persons whomsoever, except those claiming under the above described encumbrances.

 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,500. <sup>①</sup> However, the  
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
 which) consideration. <sup>②</sup> (The sentence between the symbols <sup>①</sup>, if not applicable, should be deleted. See ORS 93.030.)

 In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

 In witness whereof, the grantor has executed this instrument on 12/30/03; if grantor  
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
 by order of its board of directors.

 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES  
 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
 PRACTICES AS DEFINED IN ORS 30.030.

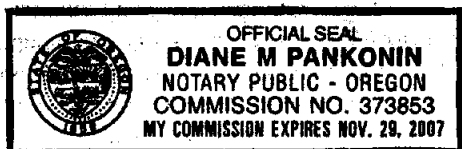

STATE OF OREGON, County of Clackamas ss.
 This instrument was acknowledged before me on December 30, 2003  
 by Joseph A. Bedard

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



 Notary Public for Oregon  
 My commission expires 11/29/07