



THIS SPACE RESERVED FOR R

2017-014334  
Klamath County, Oregon  
12/15/2017 03:43:01 PM  
Fee: \$52.00

After recording return to:

Scott Bedford and Matthew Bedford

1231 Tulloch Dr

Tracy, CA 95304

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

Scott Bedford and Matthew Bedford

1231 Tulloch Dr

Tracy, CA 95304

File No. 202891AM

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### SPECIAL WARRANTY DEED

**Northwest Farm Credit Services, PCA,**

Grantor(s) hereby conveys and specially warrants to

Gordon  
**Scott Bedford and Matthew Bedford**, not as tenants in common but with rights of survivorship

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**SEE ATTACHED EXHIBIT "A"**

The true and actual consideration for this conveyance is \$225,000.00.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

**SPECIAL EXCEPTION:** Title to the described real property being sold is only warranted for the period of time Grantor has held and does hold fee title. There are no warranties or representations made by Grantor beyond those expressed herein. Grantee has made its own investigation and accepts the property in its present condition free of representations and warranty by Grantor

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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<sup>th</sup> day of November, 2017.

Northwest Farm Credit Services PCA

By [Signature]

Emily Duerst, Relationship Manager/AVP

State of OREGON } ss  
County of MARION }

On this 14 day of November, 2017, before me, USTINA A ZENUHIN a Notary Public in and for said state, personally appeared Emily Duerst as Relationship Manager/AVP of Northwest Farm Credit Services, PCA, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of OREGON  
Residing at: Salem, OR  
Commission Expires: 07-10-2020



EXHIBIT "A"  
LEGAL DESCRIPTION

Beginning at a point on the west boundary of Section 7, Township 40 South, Range 10 East, Willamette Meridian, which point is  $S0^{\circ}12' \frac{1}{2}''E$ , 657 feet from the Northwest corner of said Section 7; thence  $S0^{\circ}12' \frac{1}{2}''E$ , along said section line, a distance of 1634.0 feet, to a point which is  $N0^{\circ}12' \frac{1}{2}''W$ , 346.0 feet, from the Southwest corner of the NW1/4 of said Section 7 and which point is the Northwest corner of a parcel of Land shown as "PARCEL TWO" in a deed from J. Clyde Griffith, et ux, to Buford M. Kaylor, et ux, recorded in Klamath County Deed Records, Volume 180, page 128; thence  $S89^{\circ}54' \frac{1}{2}''E$ , along the North boundary of said "PARCEL TWO", which line is parallel to the North boundary of said Section 7, a distance of 660.0 feet; thence  $S0^{\circ}12' \frac{1}{2}''E$ , 16.0 feet; thence  $S89^{\circ}54' \frac{1}{2}''E$ , 1452.0 feet; thence  $N0^{\circ}12' \frac{1}{2}''W$ , 1474.0 feet, more or less, to the lower water mark on the West bank of Lost River; thence  $N47^{\circ}39'W$ , along said low water line, 597.0 feet; thence, continuing along said low water line,  $N11^{\circ}20'E$ , 440.0 feet, more or less, to the North boundary of said Section 7; thence  $N89^{\circ}54' \frac{1}{2}''W$ , along said boundary, a distance of 943.0 feet, more or less, to the Northeast corner of a parcel of land deeded by Karl F. Dehlinger, et ux, to Innis Roberts, et ux, and described in a deed in Klamath County Deed Records, Volume 260, page 25; thence  $S17^{\circ}20' \frac{1}{2}''E$ , along the east boundary of said Innis Roberts property, a distance of 682.0 feet, thence  $S89^{\circ}39' \frac{1}{2}''W$ , along the South boundary of said Innis Roberts property, a distance of 1019.5 feet more or less to the point of beginning, being a portion of the NW1/4 of Section 7, Township 40 South Range 10 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land situated in the Northwest quarter of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the West line of said Section 7, said point being  $S00^{\circ}12'30''E$  657.00 feet from the Northwest corner of said Section 7, said point also being 27.8 feet, more or less, Westerly from the Easterly right of way line of the Klamath Falls – Malin State Highway as constructed, thence  $S00^{\circ}12'30''E$  along the West line of said Section 1645.00 feet, more or less, to the Northwest corner of a parcel of land shown as "Parcel 2" and described in Deed Volume 180 at page 128, Klamath County Deed Records, thence  $S89^{\circ}54'30''E$  along the North boundary of said "Parcel 2" and parallel with the North line of said Section 660.00 feet, thence  $S00^{\circ}12'30''E$  East 16.00 feet, thence  $S89^{\circ}54'30''E$  East parallel with the North line of said Section 86.79 feet, more or less, to the centerline of an existing irrigation ditch, thence along the center-line of said ditch the following courses and distances;  $N15^{\circ}40'23''E$  452.11 feet,  $N16^{\circ}07'41''E$  425.04 feet,  $N01^{\circ}50'48''E$  408.69 feet,  $N01^{\circ}56'16''E$  402.78 feet,  $N17^{\circ}08'30''W$  9.00 feet to a 5/8 inch iron pin on the South boundary of that tract of land described in deed Volume 260 at page 25, Klamath County Deed Records, thence  $N89^{\circ}58'56''W$  (South  $89^{\circ}39'30''W$  West by said deed record) 795.70 feet thence  $S89^{\circ}39'30''W$  West along the South boundary of that tract of land described in Deed Volume M67 at page 5054, Klamath County Deed records, 221.50 feet to the point of beginning.