



THIS SPACE RESERVED FOR

2020-011899

Klamath County, Oregon

09/18/2020 01:22:01 PM

Fee: \$87.00

After recording return to:

Scott G. Bedford and Exchange Resources, Inc. 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 G. Bedford and Exchange Resources, Inc. and
Matthew Bedford

1231 Tulloch DR

Tracy, CA 95304

File No. 391827AM

STATUTORY WARRANTY DEED

Donald R. Crawford and Linda A. Crawford, as Trustees of the Donald and Linda Crawford Joint Revocable Living Trust under agreement dated March 19, 2020, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed,

Grantor(s), hereby convey and warrant to

Scott G. Bedford and Matthew Bedford, with right of survivorship,

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:

A tract of land situated in the SW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: follows:

Beginning at a point on the West line of said SW1/4, said point being North 00 degrees 08' 31" East 1517.47 feet from the Southwest corner of said Section 21; thence South 86 degrees 28' 34" East 1689.90 feet to the Westerly right of way line of the U.S.B.R. 1-N Drain; thence Southerly along said Westerly right of way line, South 26 degrees 36' East 78.00 feet and South 04 degrees 04' East 481.48 feet to the Northeast corner of property in Deed Volume M78, page 18543, Microfilm Records of Klamath County, Oregon, thence West, along the North line of said Deed Volume, 1191.46 feet to the Easterly right of way line of the Klamath Irrigation District C-4-E Lateral; thence Northerly along said Easterly lateral right of way line, North 43 degrees 05' West 725.11 feet, along the arc of a curve to the left (radius = 597.96 feet, central angle = 06 degrees 00') 62.62 feet, North 49 degrees 05' West 31.87 feet to the West line of the SW1/4 of said Section 21; thence North 00 degrees 08' 31" East 60.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right of way of Midland State Highway No. 420.

The true and actual consideration for this conveyance is \$100,000.00. PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 16 day of September, 2020

Donald and Linda Crawford Joint Revocable Living Trust

By: Donald Crawford

Donald Crawford, Trustee

By: Linda Crawford

Linda Crawford, Trustee

State of Oregon } ss
County of Klamath }

On this 16 day of September, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Donald R. Crawford and Linda A. Crawford, Trustees of the Donald and Linda Crawford Joint Revocable Living Trust, 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.

Nicole S. Galpin
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5-22-2023

