

2022-003806

Klamath County, Oregon



00297664202200038060030034

03/29/2022 03:16:21 PM

Fee: \$92.00

Returned at Counter

After recording, return to:
Ian Madsen
141 Michigan Ave
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
Ian Madsen
141 Michigan Ave
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Robert Edgar Bedal, Carlene K. Bedal and Marlene K. Turner, not as Tenants in
Common but with Right of Survivorship
5149 Sumac
Klamath Falls, OR 97603

for the true and actual consideration of 60,000.00
Sixty Thousand dollars

CONVEYS AND WARRANTS to the grantee,
Ian Madsen
141 Michigan Ave
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically
set forth herein:

The Northwesterly 17 feet of Lot 7 and the Southeasterly 16 feet of Lot 16, Block
58, Second Hot Springs Addition to the City of Klamath Falls, Oregon.

Parcel ID: 3809-028CC-07100

And commonly known as: 136 Michigan Ave Klamath Falls, OR 97601

Source of Title:

Being the same property conveyed by Personal Representatives Deed from Scott A. MacArthur, the duly appointed, qualified and acting personal representative of the Estate of Dorothy Bonita Marsow to Robert Edgar Bedal, Carlene K. Bedal and Marlene K. Turner Recorded as Vol M00 Page 37909 Klamath County, Oregon

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this
presence of:

day of March , 2022 , in the

Robert Edgar Bedal
Signature
Robert Edgar Bedal
Print Name
Individual
Capacity

Carlene K. Bedal
Signature
Carlene K. Bedal
Print Name
Individual
Capacity

Marlene K. Turner
Signature
Marlene K. Turner
Print Name
Individual
Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense
of this deed.*

STATE OF Oregon
COUNTY OF Klamath

On this 28 day of March, 2022, before me, Notary Public in and for
said state, personally appeared Robert Edgar Bedal,
Carlene K. Bedal and Marlene K. Turner,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me they freely executed the same.

Signature: [Signature]
Print Name: Kathleen Antoinette Maynard
Title: Notary Public
My Commission Expires: 06/07/2022

