

2025-008941
Klamath County, Oregon
10/07/2025 10:56:01 AM
Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shanna Renner
6852 Dunlin Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Shanna Renner
6852 Dunlin Lane
Klamath Falls, OR 97601

File No. 1025058

STATUTORY WARRANTY DEED

Robert E. Bedal and Carlene K. Bedal, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Shanna Renner ,

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:

Lot 10, Block 6, Tract No. 1035, Gatewood, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$315,000.00.

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:

Real property taxes due, if any, but not yet payable

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: October 22, 2025

Robert E. Bedal by Marlene K. Turner his attorney in fact
Robert E. Bedal by Marlene K. Turner, his attorney in fact

Carlene K. Bedal by Marlene K. Turner her attorney in fact
Carlene K. Bedal by Marlene K. Turner, her attorney in fact

State of Oregon } ss.
County of Wasco }

On this 22nd day of October, 2025, before me, Mischel Lynne Baldwin, a Notary Public in and for said state, personally appeared Marlene K. Turner, known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Robert E. Bedal and Carlene K. Bedal, and subscribed the name of _____ as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Mischel Lynne Baldwin
Notary Public for the State of Oregon
Residing at: Washington
Commission Expires: May 9, 2026

