



After recording return to:
Steven C. Souder and Lynda Lee
Souder
P.O. Box 7644
Klamath Falls, OR 97602

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

Steven C. Souder and Lynda Lee
Souder
P.O. Box 7644
Klamath Falls, OR 97602

File No.: 7021-78899 (cs)
Date: December 19, 2002

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 00511

State of Oregon, County of Klamath
Recorded 01/03/2003 2:56 P m.
Vol M03 Pg 00511-14
Linda Smith, County Clerk
Fee \$ 36 00 # of Pgs 4

STATUTORY WARRANTY DEED

Barbara Ann Bergstrom and Kjell Nils Erik Bergstrom as tenants by the entirety and Barbara Ann Bergstrom and Kjell Nils Erik Bergstrom as tenants by the entirety, Grantor, conveys and warrants to **Steven C. Souder and Lynda Lee Souder as tenants by the entirety**, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT: Reservations, and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

00512

APN: R535273

Statutory Warranty Deed
- continued

File No.: 7021-78899 (ca)
Date: 12/19/2002

Barbara Ann Bergstrom
Barbara Ann Bergstrom

Kjell Nils Erik Bergstrom
Kjell Nils Erik Bergstrom

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Barbara Ann Bergstrom and Kjell Nils Erik Bergstrom.**

see Attached
Notary Public for Oregon

My commission expires: 2-7-03

APN: R535273

Statutory Warranty Deed
- continuedFile No.: 7021-78899 (cs)
Date: 12/19/2002**EXHIBIT A****LEGAL DESCRIPTION:**

The W 1/2 of the NW 1/4 of the NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the W 1/2 NW 1/4 NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 7; thence South 00°17'18" West, along the West line of said Section 7, 458.13 feet; thence East 664.75 feet to a point on the East line of said W 1/2 NW 1/4 NW 1/4; thence North 00°04'20" West 454.28 feet to the W-W 1/64 corner common to said Section 7 and Section 6; thence North 89°40'00" West 661.88 feet to the point of beginning.

AND FURTHER EXCEPTING, Parcel 1 of Land Partition 36-98 being a portion of Parcel 2 of Major Land Partition 36-87 situated in the W 1/2 NW 1/4 NW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

00514

State of California }
County of BUTTE } ss.

On 1-2-03 before me, **Blair L. Herman, Notary Public**

personally appeared Barbara Ann Bergstrom & Kjell Nils Erik Bergstrom
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Blair L. Herman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: statutory warranty deed
Document Date: 1/2/03 Number of Pages: 30 A&K
Signer(s) Other Than Named Above: Ø

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

