

71912



After recording return to:
Dennis Bergstrom and Carolyn
Bergstrom
PO Box 323
Tyro, KS 67364

Until a change is requested all tax statements
shall be sent to the following address:
Dennis Bergstrom and Carolyn
Bergstrom
PO Box 323
Tyro, KS 67364

File No.: 7064-267618 (MG)
Date: September 22, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/26/03 3:03 p. m
Vol M03 Pg 71912-15
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

STATUTORY WARRANTY DEED

Paul D. McAfee and Katherine Y. McAfee as trustees of the McAfee Trust dated July 24, 1989, Grantor, conveys and warrants to Dennis Bergstrom and Carolyn Bergstrom, as tenants by the entirety, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 19 Block 2 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The 2003-2004 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, easements for public utilities, districts, water companies, alleys and streets, rights and rights of way of record, if any; also exceptions of oil, gas, minerals and hydrocarbons, and/or lease, if any, without the right of surface entry.

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 **\$13,000.00**. (Here comply with requirements of ORS 93.030)

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APN: 139488

Statutory Warranty Deed
- continued

File No.: 7064-267618 (MG)
Date: 09/22/2003

Paul D. McAfee and Katherine Y. McAfee as
trustees of the McAfee Trust dated July 24,
1989

Paul D. McAfee, Trustee

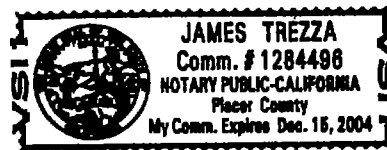
Katherine Y. McAfee, Trustee

STATE OF California)
County of Sacramento)ss.

This instrument was acknowledged before me on this 23 day of September, 20 03
by Paul D. McAfee and Katherine Y. McAfee as trustees of the McAfee Trust dated July 24,
1989.

James Trezza
Notary Public for California

My commission expires: 12-15-04



First American Title Insurance Company of Oregon
Certification of Trust

I/We, PAUL D. McAFEE and KATHERINE Y. McAFEE, trustee(s) confirm the following facts:

1. The REVOCABLE LIVING TRUST OF PAUL D. McAFEE & KATHERINE Y. McAFEE (Name of Trust)
 is currently in existence and was executed on: July 24, 1989.
2. The settlor(s) of the trust are: PAUL D. McAFEE OR KATHERINE Y. McAFEE
3. The currently acting trustee(s) of the trust is (are): PAUL D. McAFEE OR KATHERINE Y. McAFEE
4. The power of the trustee(s) includes:
 (a) The powers to sell, convey and exchange: ☒ Yes ☐ No (check one)
 (b) The power to borrow money and encumber the trust property with a deed of trust or mortgage
☒ Yes ☐ No (check one).
5. The trust is ☒ REVOCABLE ☐ IRREVOCABLE (check one) and the following party(ies), if any, is
 (are) identified as having the power to revoke the trust:
PAUL D. McAFEE OR KATHERINE Y. McAFEE
6. The trust ☒ DOES ☐ DOES NOT (check one) have multiple trustees. If the trust has multiple
 trustees, the signatures of:
 (mark one of the following.)
☒ ALL
☐ ANY 2 (specify number) of the Trustees are required to exercise the powers of the
 Trust.
7. The Trust Identification number is: 525-96-9614 (Social Security No/Employer ID).
8. Title to trust assets is to be taken in the following manner:

The undersigned trustee(s) declare(s) that the trust has not been revoked, modified or amended in any manner
 which would cause the representations contained herein to be incorrect.

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

Paul D. McAfee, Trustee
 Paul D. McAfee, Trustee

Katherine Y. McAfee, Trustee
 Katherine Y. McAfee, Trustee

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STATE OF California)
County of Sacramento) ss.

This Instrument was acknowledged before me on this 23 day of September, 2003 by Paul D. McAfee and Katherine Y. McAfee as Trustees of the McAfee Trust, on behalf of the Trust Agreement.

James Trezza
Notary Public for California

My commission expires: 12/15/04

