



THIS SPACE RESE

2006-023342
Klamath County, Oregon



11/21/2006 03:14:43 PM

Fee: \$21.00

After recording return to:

Steven A. Lundgren

623 Maureen Lane

Pleasant Hill, CA 94523

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

Steven A. Lundgren

623 Maureen Lane

Pleasant Hill, CA 94523

Escrow No. MT77566-SH

Title No. 0077566

SWD

MT77566-SH

STATUTORY WARRANTY DEED

Margaret J. Bershas, Grantor(s) hereby convey and warrant to **Steven A. Lundgren and Cynthia A. Lundgren, as tenants by the entirety**, 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 19, Block 6, LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$10,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 17 day of November, 2006

Margaret J. Bershas
Margaret J. Bershas

STATE OF CALIFORNIA

COUNTY OF Riverside^{ss.}

On November 16, 2006 before me, J. Fregoso, Notary Public personally appeared Margaret J. Bershas personally known to me (or 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 She executed the same in her authorized capacity(ies), and that by her 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.

Signature

J. Fregoso

