

MTC 80124

## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2007-013121

Klamath County, Oregon



00027622200700131210020020

07/24/2007 11:33:43 AM

Fee: \$26.00

### After Recording Return To:

Bradley J. Bergseng  
861 South Pencil Avenue  
Kump, Idaho 83634

### 1. Name(s) of the Transaction(s):

Special Warranty Deed

### 2. Direct Party (Grantor):

Bergseng, Harry J and Mary Lou

### 3. Indirect Party (Grantee):

Bergseng, Bradley J

### 4. True and Actual Consideration Paid:

N/A

### 5. Legal Description:

Lot 12, Block 13, TRACT NO. 1060, SUN FOREST ESTATES

24

NA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY J BERGSENG AND MARY LOU BERGSENG, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto BRADLEY J BERGSENG, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 12, BLOCK 13, TRACT NO. 1060, SUN FOREST ESTATES,  
IN THE COUNTY OF KLAMATH, STATE OF OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

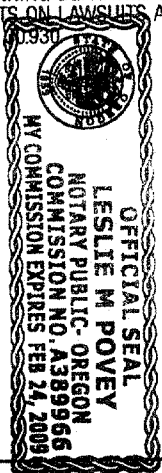
And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 13 day of JULY, 192007, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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 LANDS USES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.030.



STATE OF OREGON, County of Deschutes ss.  
This instrument was acknowledged before me on July 13, 192007,  
by Harry J Bergseng  
This instrument was acknowledged before me on July 13, 192007,  
by Mary Lou Bergseng  
as grantor  
of Lot 12 Block 13

Rebecca M. Povey  
Notary Public for Oregon  
My commission expires 2/24/09

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

BRADLEY J BERGSENG  
841 SOUTH PENCIL AVE  
KUMA, IDAHO 83634

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy