2009-004813 Klamath County, Oregon

04/07/2009 11:03:15 AM

Fee: \$36.00

Portland, OR 97239

Law Offices of Geoff Bernhardt 6420 Macadam Avenue, Suite 208

AFTER RECORDING RETURN TO:

SEND TAX STATEMENTS TO: No Change

Space above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

NORMAN W. BOGER and KARYN M. MENTINK, tenants in common, GRANTORS, convey and warrant to NORMAN W. BOGER and KARYN M. MENTINK, not as tenants in common, but with right of survivorship, GRANTEES, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

LOT 22, BLOCK 129, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4 KLAMATH COUNTY, OREGON

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

True and actual consideration for this conveyance is \$-0- plus other good and valuable consideration.

DATED this 19 day of March

NORMAN W. BOGER, Grantor

*See attached (A. Not

そらこと a The (HED)

RYN'M. MENTINK, Grantor

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,

Page 1 - STATUTORY WARRANTY DEED

CHAPTER 424, OREGON LAWS 2007. 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.

STATE OF CALIFORNIA)
County of) ss.)
The above-named NO day of, 2009,	RMAN W. BOGER personally appeared before me on thisand acknowledged the foregoing instrument to be his voluntary act.
	Notary Public for California
STATE OF CALIFORNIA)
County of) ss.)
The above-named KA day of, 2009,	RYN M. MENTINK personally appeared before me on this and acknowledged the foregoing instrument to be her voluntary act.
	Notary Public for California

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California County of SAN DIEGO On 3-24-09 before me, personally appeared	Here Insert Name and Title of the Officer Name(s) of Signer(s)	
M. RLUGMAN COMM.#1793533 NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY Ny Comm. Expires April 11 2012	who 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(iee), 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. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	
Place Notary Seal Above OPT	Signature Signature of Notary Public	
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:	WARRANTY DEED	
Document Date: $3-(9-09)$	Number of Pages:	
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s)		
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Other:	☐ Individual ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ OF SIGNER	
Signer Is Representing:	Signer Is Representing:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California County of Butte On 3-19-2007 before me, How Water Name and Title of the Officer personally appeared Norward Name(s) of Signer(s)		
K. CONNER COMM. # 1582150 ON COUNTY OF BUTTE MY COMM. EXP. MAY 26, 2009	who 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.	
K. CONNER COMM. # 1582150 NOTARY PUBLIC-CALIFORNIA COUNTY OF BUTTE MY COMM. EXP. MAY 26, 2009	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.	
Place Notary Seal Above	Signature — — — — — — — — — — — — — — — — — — —	
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: Statutary WawCerry Dela		
Document Date; 3/9-7009 Number of Pages:		
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s)		
Signer's Name: Individual Corporate Officer — Title(s): Partner — Limited I General Attorney in Fact Trustee Guardian or Conservator Other: Other:	☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	
Signer Is Representing:	Signer Is Representing:	