**2009-007368**Klamath County, Oregon

00066748200000072680020020

05/27/2009 02:43:52 PM

Fee: \$26.00

After Recording Return to:
ERIC BERGSTROM and
MICHELE BERGSTROM
PO BOX 91
Sprague River, OR 97639
Until a change is requested all tax statements
Shall be sent to the following address:
ERIC BERGSTROM and
MICHELEE BERGSTROM
PO BOX 91

Sprague River, OR 97639

A16 66 755

## WARRANTY DEED (INDIVIDUAL)

HAROLD LEON KENNEDY and THERESA R. KENNEDY, husband and wifeherein called grantor, convey(s) to ERIC BERGSTROM and MICHEL BERGSTROM, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$4,000.00. (here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 13, 2009.  Marcold & Kanndk
HAROLD LEON KENNEDY
Theusa Rtund
THERESA R. KENNEDY
STATE OF MONTANA, County of Missoula ss.
On Theresale. Kennedy and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:

ASPEN TITLE & ESCROW, INC.

525 Main Street Klamath Falls, OR 97601 Order No.: 66755PS My commission expires: 10-10-2012

Notary Public for Montana

Before me: Kathur Alaborald Stans

SWS Vision Form SDD03OR Rev. 01/23/97

## Exhibit A

Lots 12 and all that portion of lots 6,7,8,9,13 and 14, Block 7, lying Southwesterly of the Sprague River Highway, situated in the Original Town of Sprague River, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 008 MAP: 3610-014BB TL: 02900 KEY: 332535 CODE: 008 MAP: 3610-014BB TL: 02700 KEY: 332553 CODE: 008 MAP: 3610-014BB TL: 03600 KEY: 332562

