

2009-007368

Klamath County, Oregon



00066748200900073680020020

05/27/2009 02:43:52 PM

Fee: \$26.00

After Recording Return to:  
**ERIC BERGSTROM and  
MICHELLE 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  
MICHELLE BERGSTROM**  
**PO BOX 91**

**Sprague River, OR 97639**

ATE 66755

**WARRANTY DEED**  
(INDIVIDUAL)

**HAROLD LEON KENNEDY and THERESA R. KENNEDY, husband and wife** herein called grantor, convey(s) to **ERIC BERGSTROM and MICHELLE 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.

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*Harold S Kennedy*  
HAROLD LEON KENNEDY

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*Theresa R Kennedy*  
THERESA R. KENNEDY

STATE OF MONTANA, County of Missoula ) ss.

On May 22 2009, 2009 personally appeared the above named **HAROLD LEON KENNEDY and THERESA R. KENNEDY** and acknowledged the foregoing instrument to be [\* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66755PS

Before me: *Kathleen McDonald Stump*  
Notary Public for Montana  
My commission expires: 10-10-2012



426 ATE

*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