

2010-000900

Klamath County, Oregon



01/25/2010 03:18:51 PM

Fee: \$37.00

After Recording Return to:
HAROLD BERGLUND and
CHARLEEN BERGLUND

P.O. Box 49

Sprague River, OR 97639

Until a change is requested all tax statements
Shall be sent to the following address:

SAME AS ABOVE

ATE 67461

WARRANTY DEED
(INDIVIDUAL)

^A
JOHN MARION SNIDER and VELIA SNIDER herein called grantor, convey(s) to HAROLD BERGLUND and CHARLEEN BERGLUND, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

Lot 11, Block 9, Tract No. 1023, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE: 008 MAP: 3509-023D0 TL: 01000 KEY: 254539

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 \$7,500.00.
(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 January 7, 2010.

John Marion Snider
JOHN MARION SNIDER
Velia Snider
VELIA SNIDER

STATE OF CALIFORNIA, County of Nevada) ss.

On Jan 22, 2010, 2010 personally appeared the above named JOHN MARION SNIDER and VELIA SNIDER and acknowledged the foregoing instrument to be [~~his~~/~~her~~/their] voluntary act and deed.

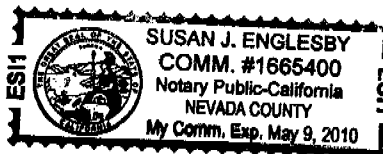
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67461PS

Before me: *Susan J. Englesby*
Notary Public for California
My commission expires: *May 9, 2010*

Official Seal



ATE 37