

NTC 88043-LW

THIS SPAC

2010-010009

Klamath County, Oregon



08/23/2010 03:15:11 PM

Fee: \$37.00

After recording return to:

RACHEL A. CLOYD

6350 OSPREY

KLAMATH FALLS, OR 97601

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

RACHEL A. CLOYD

6350 OSPREY

KLAMATH FALLS, OR 97601

Escrow No. MT88043-LW

Title No. 0088043

SWD r.012910

STATUTORY WARRANTY DEED

BRIAN BERGERON and CARA N. BERGERON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RACHEL A. CLOYD and JEFFREY E. CLOYD, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 222 of RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$408,000.00**.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12 day of AUGUST, 2010.

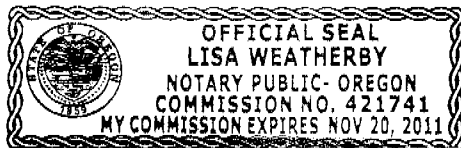
BRIAN BERGERON

CARA N. BERGERON

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 12, 2010 by BRIAN BERGERON and CARA N. BERGERON.



(Notary Public for Oregon)
My commission expires 11/20/2011

37amt