

2011-001552

Klamath County, Oregon



00096626201100015520030032

02/09/2011 03:27:23 PM

Fee: \$47.00



THIS SPACE

After recording return to:

Harold J Berglund and Charleen S. Berglund

15412 Hallett Way
Chiloquin, OR 97624

PO Box 49
Sprague
River, OR
97639

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

Harold J Berglund and Charleen S. Berglund

15412 Hallett Way
Chiloquin, OR 97624

same as
above

File No.: 7021-1680308 (ALF)

Date: January 27, 2011

1640308

STATUTORY WARRANTY DEED

Bruce Hurst, Grantor, conveys and warrants to **Harold J Berglund and Charleen S. Berglund, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 1 THROUGH 5 AND LOTS 20 THROUGH 24 OF VACATED BLOCK 1, TOGETHER WITH THE VACATED ALLEY IN BLOCK 1 AND 1/2 OF VACATED SIXTH STREET, FIRST AVENUE AND FIFTH STREET LOCATED IN FIRST ADDITION TO SPRAGUE RIVER. ALSO LOTS 6 THROUGH 19, BLOCK 1, FIRST ADDITION TO SPRAGUE RIVER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,900.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 7 day of Feb, 2011.

Bruce Hurst
Bruce Hurst

STATE OF California)
County of Solano)ss.

This instrument was acknowledged before me on this 7th day of February, 2011
by **Bruce Hurst**.

Melissa Hope Sadler

Notary Public for California
My commission expires: July 19, 2014



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Solano

On

2-7-11
Date

before me,

Melissa Hope Sadler, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Bruce Hurst
Name(s) of Signer(s)



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.

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.

Signature Melissa Hope Sadler
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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:

Statutory warranty deed

Document Date:

2-7-11

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bruce Hurst

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____
Self

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

